

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, February 26, 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 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.

To attend the meeting virtually via Microsoft Teams, please see the information below.

Teams Link: <https://teams.microsoft.com/meet/26187370299295?p=U3L3wBZE8lgviQnsV>

Call in Number: +1 689-218-0591

Call in ID: 837 143 230#

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 January 29, 2026, Board of Supervisors' Meeting

Business Matters

- 2. Discussion Items:
 - 1. County Decision on Parking Ordinance
 - 2. Lift Station Purchase Request from Toho
 - 3. OCPS Swim Lessons
 - 4. Homeschooling Sessions at the Harmony CDD
 - 5. Eagle Creek Soccer Academy at Lakeshore Park
- 3. Ratification of Payment Authorizations Nos. 017 – 020
- 4. Review of District Financial Position and Budget to Actual

United Landscape Services Landscape Management

- 5. Consideration of Proposals from U
- 6. Discussion Regarding Landscape Items

Berman Field Management

- 7. Consideration of Boat Life Vest Proposals
- 8. Consideration of Boat Motor Proposals

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.



9. Sidewalk RFP Update
10. Berman Field Inspection Report (*provided under separate cover*)

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.





Harmony Community Development District

**Meeting Minutes of the January 29, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, January 29, 2026, at 6:00 p.m.

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

Board Members Present:

Daniel Leet	Chairman	
Lucas Chokanis	Vice Chairman	(via phone)
Brittney Coronel	Assistant Secretary	
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	
Nick Lomasney	ULS	
Various Residents in person and via Zoom		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Mr. Leet called the Board of Supervisors meeting of the Harmony Community Development District to order at 6:00 p.m. Roll call was taken, and quorum was established.

Public Comment Period

Mr. Leet reviewed the public comment period process and called for public comments.

A resident commented regarding the markings on the sidewalks and requested clarification.

A resident commented regarding concern with the issues of parking on Five Oaks. She noted she is speaking on behalf of several residents, as well as herself. It was noted the trailers on the road are a safety issue for the children riding their scooters and bikes. The Sheriff has stated that as soon as signs are posted, the rules can be enforced. The resident also requested an update on the boat motors and safety equipment. She commented on the striping in front of the restaurant and on the corners and noted when cars are parked up to the corner, it's very hard to see. The resident also commented regarding the

electrical in the tower becoming a fire hazard with the holiday decorations and the trees lining the entrance appear to need trimming.

Ms. Mullins noted that District Counsel will be giving an update on the signage for Five Oaks.

A resident on the phone commented regarding the speeding through the crosswalks coming from US-192.

There were no further public comments at this time.

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

The Board reviewed the minutes.

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

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

The Board reviewed the minutes.

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

SECOND ORDER OF BUSINESS

Business Matters

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

Ms. Mullins noted this was received from Toho and states that Toho will pay the District \$5,000.00 for the lift station. District Counsel has requested authorization to research this matter further.

There was discussion regarding the location and purchase of the lift station by Toho. Ms. Mullins noted it is Lift Station 1H in Birchwood Neighborhood B and C. Mr. Leet noted this land is between the Town Square and townhouses.

District Counsel noted this is an existing lift station on CDD land and gave an overview of the location. The lift station is currently owned by the District. Toho has also agreed to reimburse any legal fees associated with this matter.

There was brief discussion regarding the benefit to the District. It was noted there is an Easement Agreement already in place with Toho for access to the area.

District Management will follow up with Toho regarding the reasoning.

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. Request from Senator Kristen Arrington to Host Remote Office Hours at the Harmony CDD**
- 6. Reserve Study Items for the Harmony CDD**

Ms. Mullins noted there have been paid one-on-one training sessions at the basketball court that is being advertised.

Mr. Leet noted this is a benefit to the community, but proper liability insurance needs to be in place along with rental fees and security deposit.

There was brief discussion regarding the fees and insurance.

The basketball coach gave a brief overview of the training sessions. It was noted only one-on-one sessions are charged for.

Ms. Phillips recommended having a bulletin board noting reservations for the courts.

There was brief discussion regarding reservations and deposits. Rental fees are \$5 an hour for residents.

Ms. Mullins and District Counsel reviewed the rental policy. It was noted this would fall under a special event.

Ms. Phillips noted the rules need to be reviewed.

Mr. Chokanis noted that no one has come to a meeting to voice a complaint.

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 One-on-One Training Sessions at the Basketball Court with rental fee and security deposit required.

District Management will follow up.

Ms. Mullins noted the OCPS Swim Program was approved last year and is requesting use of the pool for this year.

District Counsel noted a new agreement needs to be executed.

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 OCPS 2026 Swim Program Pool Use.

Ms. Mullins gave an update on the refurbishment of the sculptures. The artist has noted there is significant damage to the structure and has requested a not-to-exceed amount of \$3,500.00 for a change order for the additional repairs.

There was brief discussion regarding the sculpture. It was noted that this is the sculpture at the Dog Park.

Ms. Mullins noted the signage also needs to be replaced. The artist has submitted two versions for review.

Ms. Phillips recommended giving Kia the authority to choose the signage.

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 Sculpture Repair and Signage Refurbishment at the Dog Park Sculpture with a not-to-exceed amount of \$3,500.00.

Ms. Mullins noted a resident has requested a pet abandonment sign.

There was brief discussion regarding the signage and various stray cats in the neighborhood.

The Board agreed to not move forward with the pet abandonment signage.

Ms. Mullins gave an overview of the request from Senator Arrington. She has requested remote office hours at the Harmony CDD. This will be in the Town Square near the flags. District Counsel has recommended approval. She will provide residents help with State services.

There was brief discussion regarding the remote office hours and location.

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 Request from Senator Kristen Arrington to Host Remote Office Hours at Harmony CDD.

Ms. Mullins noted the Reserve Study has been reviewed by Ms. Griffith and District Management. The Reserve Study should have been followed starting in 2023. Ms. Mullins gave an overview and noted at the end of 2026, there should be \$1.145 million in the reserves.

Ms. Mullins gave an overview of the projects that are projected for this year. She recommended updating the reserve study during the budget process and noted the reserve study needs to be referenced during any major project approval.

There was brief discussion regarding updating the reserve study.

**Review of 2025 Annual Monitoring
Report from Bowman and Blair Ecology
and Design**

Ms. Mullins gave an overview and noted Mr. Hamstra is working towards removing the various invasive plant species throughout the District.

No action was required.

**Ratification of the Fiscal Year 2025
Audit Engagement Letter with Grau &
Associates**

Ms. Mullins noted this was executed outside of a meeting in order to keep the audit moving forward to meet the required deadlines. This is solely for ratification and is within the budget.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the Fiscal Year 2025 Audit Engagement Letter with Grau and Associates.

**Ratification of Payment Authorizations
Nos. 012 – 016**

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 Ms. Phillips, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 012-016.

Review of District Financial Position and Budget to Actual

Ms. Mullins stated the financials are through December. No further action was needed by the Board at this time. It was noted only 18% of the budget has been spent at this time.

It was noted that Toho has stated that unless the bill is double the normal amount, they will not provide a credit.

There was brief discussion regarding the mainline water breaks and previous credit given. District Management will follow up with Toho.

THIRD ORDER OF BUSINESS

Landscape Management - United Landscape Services

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**

Ms. Mullins gave an overview of the proposals and noted these have already been completed as they are all mainline breaks.

There was brief discussion regarding the proposals.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the following Proposals from ULS: Work Authorizations #210674 in the amount of \$680, #210676 in the amount of \$1,040, #210679 in the amount of \$1,040, and #210703 in the amount of \$1,330.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and overview of the previous ratified proposals. It was noted the flower planting has been halted due to the weather. Two proposals will be forthcoming when the weather allows.

Mr. Lomasney noted residents are blowing leaves onto the turf and common areas. He also noted current enhancements have been halted due to the weather and frost. The fallen Crepe Myrtle trees have started to be removed.

Mr. Lomasney noted there are valves stuck throughout the community and flags have been placed in those areas. He also gave overview of various issues still within the community that are being assessed.

It was noted that February will be the heaviest leaf clean-up which will be the compost for the Garden. Oak trees are being trimmed for visibility.

Mr. Lomasney recommended planting new landscaping in March.

Mr. Lomasney recommended that residents pick up their leaves and put them in bags or put them in flowerbeds to act as mulch. It was noted to not place the leaves in the road.

There was brief discussion regarding the leaves. District Management will follow up with the HOA regarding an email blast. The Board also requested that Brady place this information in the newsletter.

Ms. Mullins noted violation letters can be sent.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management - Berman

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

Berman gave an overview of the proposals. It was noted the volleyball court is missing about 46" of depth. This would take about one to two days to complete.

There was brief discussion regarding the vandalism of sand.

Mr. Leet noted this would be placed under the Park line item in the budget.

There was lengthy discussion regarding the proposals and labor. It was noted this would be completed within a couple of weeks by additional Berman staff that are not currently onsite.

It was noted this should be completed every two to three years.

There was brief discussion regarding the amount of sand needed and the budget. Ms. Griffith noted there is \$55,000 in the Parks budget and \$7,500 has already been used.

On MOTION by Ms. Phillips, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal for Replenishing Lakeshore Park Volleyball Court Sand from Berman in an amount totaling \$5,850.

**Consideration of Proposal for
Recirculation Pump Installation at the
Ashley Park Pool from Spies in an
amount totaling \$6,642**

Berman gave an overview of the proposal. It was noted no other proposals have been received and this is a high priority item.

Ms. Mullins noted this is a part of the reserve study for the current fiscal year.

There was brief discussion regarding the proposal.

Ms. Mullins recommended approving a not-to-exceed and trying to get additional proposals to compare cost within the week.

The Board requested that moving forward there be at least two to three proposals.

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 Proposal for Recirculation Pump Installation at the Ashley Park Pool from Spies with a not-to-exceed amount of \$6,642, pending comparison proposals.

**Consideration of Proposal for Autofill
System Repair at the Ashley Park Pool
from Spies in an amount totaling \$565**

Berman gave an overview of the proposal and noted this controls the water level.

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 for Autofill System Repair at the Ashley Park Pool from Spies in an amount totaling \$565.

Ms. Phillips recommended keeping a log of replacement and repair. Mr. Leet noted this should be included in the reserve study records.

Sidewalk RFP Update

Ms. Mullins gave an update and noted that Ms. Coronel has marked the sidewalks for repair. The District Engineer will be moving forward with an RFP and submitting it to vendors for quotes. This is a high importance item.

Consideration of Proposal for Trash Cans

Berman gave an overview of the proposal in the amount of \$3,966.54. It was noted the large ones will be replaced by smaller ones in order to relocate the others where needed. A trash can will still be needed at the grill.

Ms. Phillips recommended relocating one of the trash cans at the Swim Club pool, as there are three in that location.

Ms. Mullins noted this is a part of the reserve study for the current fiscal year.

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 for Trash Cans.

Ms. Phillips noted Berman can use her address for shipping.

Berman Field Inspection Report

The Board reviewed the Inspection Report.

Ms. Coronel requested an update on the Cordgrass playground. Berman noted they are awaiting a proposal from GameTime, as they are the manufacturer.

There was brief discussion regarding the doggy bags. It was noted sturdier ones have been purchased.

It was noted the bathrooms at Buck Lake are reopened.

Ms. Phillips recommended locking the bathrooms at Lakeshore Park in the evening when the last staff person leaves.

There was brief discussion regarding locking the bathroom. Ms. Mullins will follow up.

Ms. Coronel recommended having a bathroom check log for the staff who open and close. Berman will follow up.

Ms. Phillips recommended turning the pool temperature up by two degrees. It is currently set at 87 degrees.

There was brief discussion regarding the pool temperature. It was agreed to not adjust the temperature at this time.

District Counsel confirmed there is no issue with locking the bathrooms as they are not attached to a pool.

FIFTH ORDER OF BUSINESS

Security System Session

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.

Public Security System Discussion

The meeting was resumed at 8:15 p.m.

Ms. Mullins noted no decisions were made at this time.

SIXTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Eckert gave an overview of the documents provided to the Board. It was noted the Parking Ordinance was provided to the County's Attorney and has been forwarded to the Transportation Department. An update will be forthcoming once received.

Mr. Eckert reviewed the pertinent issues from the current legislative session, including the limits of sovereign immunity and the process for recall of Supervisors.

District Engineer –

Mr. Hamstra gave an update and noted he will be working on the sidewalk repair RFP process. The Board will decide whether to complete in phases or as a whole.

The conceptual plans for the RV/Storage lot are being revised with the direction of the County. This will be brought back for Board review.

Mr. Hamstra gave an update on the pedestrian crossing. The maintenance responsibility is still not clear. Ms. Mullins noted the County has agreed to do a one-time clean up but has stated it is the District's responsibility. District Counsel is going to follow up.

Mr. Hamstra gave an update on various permitting that needs to be submitted for the maintenance facility.

Mr. Hamstra noted that 15% of the treatment for the invasive species has been completed. It was recommended that a maintenance treatment be completed in October.

There was brief discussion regarding environmental monitoring. Mr. Leet noted that some of the property does not belong to the CDD. Mr. Hamstra noted the other area is owned by the golf course and he will follow up regarding reimbursement for that area.

There was brief discussion regarding bike racks and possible additional golf cart parking.

District Manager –

Ms. Mullins stated the next meeting is scheduled for February 26, 2026. She noted the March meeting is scheduled for March 26th, but District Management is not available. She recommended moving this meeting to March 25th and holding the budget workshop at the same time. The District has requested a second workshop which would cost an additional \$1,500.00.

There was brief discussion regarding the location, the timing of the workshop, and the possibility of holding a second workshop. It was noted the meeting will be held at the Café' or the Mexican restaurant room. The workshop will begin at 4:30 p.m.

Ms. Mullins noted a resident that moved out has requested their check from Field Management. This has been deferred to Inframark as that resident's check was not given to PFM.

There was lengthy discussion regarding deposit check storage. PFM does not want to continue storing checks. District Counsel recommended returning the checks via mail and keeping an affidavit of all checks returned. Any checks that are returned will be kept in storage.

Mr. Chokanis recommended returning the checks to the banks noted. It was noted the checks cannot be shredded as they are public records.

District Counsel recommended mailing out all checks to the owners and any checks that are sent back can be returned to the banks, if the bank agrees. District Management will follow up.

Supervisor Requests and Audience Comments

There was brief discussion regarding the holiday lighting. It was noted the HOA can no longer fund this item. The HOA has requested that the CDD help fund the lighting. It was noted they are going through the RFP process. The bids will be sent to the Board for review. Mr. Leet recommended this be placed on the agenda for the next meeting. Ms. Mullins noted this should be considered as an item in the budget.

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

Adjournment

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the January 29, 2026, at 8:19 p.m., Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

Discussion Items



Harmony Community Development District

County Decision on Parking Ordinance

Dear Ms. Watkins,

Thank you for contacting our County Attorney's Office with the Harmony CDD's request to review a draft parking ordinance in Harmony community. As a course of action, the County Attorney's Office opted to forward the draft ordinance to Transportation & Transit and Code Enforcement Departments for further review (as a standard office procedure) in order to verify whether additional actions will be needed in pursuing approval of the parking ordinance in the community. Please be informed that after reviewing the provisions in the draft ordinance, our Code Enforcement has ascertained that they are not inclined to support a no on street parking ordinance in the community as some of the concerns specified in the draft parking ordinance is already covered in Osceola County (Municipal) Code of Ordinance in particular to Section 22-39 _Prohibited in specified places, and therefore covers the prohibition of parking in the County Right of Way including prohibition of parking of large vehicles in residential area under Section 23, Article III. [Chapter 22 - TRAFFIC | Code of Ordinances | Osceola County, FL | Municode Library](#)

With regards to other items being requested, it is their determination not to consider approving those items as there is no legal provision in the County Ordinance to support it.

With that being said, Code Enforcement will start a case and conduct randomized patrols over until the violations are corrected.

We hope that the above information helps.

Thank you.

Respectfully,
Henry Salinas
Civil Engineer II
Transportation & Transit, Osceola County



Harmony Community Development District

Lift Station Purchase Request from Toho

Blake Firth

From: Chrissy Ward <cward@prosourceand.com>
Sent: Friday, January 30, 2026 9:19 AM
To: Blake Firth
Cc: Lynne Mullins
Subject: Re: Lift Station Purchase

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

Blake,

Toho maintains the lift station and wants to purchase the lift station simply to protect the infrastructure/asset.

Thank you!

Chrissy Ward | Project Manager

ProSource Land Services

(M) 513-602-6701

www.ProSourceLand.com

ProSource

RIGHT OF WAY | ENVIRONMENTAL | SURVEY

From: Blake Firth <firthb@pfm.com>
Sent: Friday, January 30, 2026 9:00 AM
To: Chrissy Ward <cward@prosourceand.com>
Cc: Lynne Mullins <mullinsl@pfm.com>
Subject: RE: Lift Station Purchase

Good morning, Chrissy,

The Board reviewed this last night, and they just require a little more information on this item. For what reasons is TOHO looking to purchase this lift station from the Harmony CDD?

Thank you!

Blake Firth
Assistant District Manager
He/Him

PFM Group Consulting, LLC
firthb@pfm.com | **Phone** 407-723-5953 | **Web** pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

From: Chrissy Ward <cward@prosource-land.com>
Sent: Tuesday, December 30, 2025 2:43 PM
To: Lynne Mullins <mullinsl@pfm.com>; Blake Firth <firthb@pfm.com>
Subject: Re: Lift Station Purchase

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Thank you. I look forward to hearing from you.

Chrissy Ward | Project Manager
ProSource Land Services
(M) 513-602-6701
www.ProSourceLand.com
ProSource
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From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, December 30, 2025 12:21 PM
To: Chrissy Ward <cward@prosource-land.com>; Blake Firth <firthb@pfm.com>
Subject: RE: Lift Station Purchase

Hello Chrissy,
The Board will review this on January 29th. After that, our District Attorney will need to review and advise on whether this is feasible. Once that process is complete, we'll share the next steps with you.

Lynne Mullins
District Manager

PFM Group Consulting LLC
phone 407.723.5900 | **fax** 407.723.5901 | pfm.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, FL 32817

From: Chrissy Ward <cward@prosource-land.com>
Sent: Tuesday, December 30, 2025 12:01 PM
To: Blake Firth <firthb@pfm.com>
Cc: Lynne Mullins <mullinsl@pfm.com>
Subject: Re: Lift Station Purchase

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Thank you! I appreciate this update.

Would you be able to let me know of the meeting date for this to be reviewed, and I will put it on my schedule .

Sincerely,
Chrissy Ward | Project Manager
ProSource Land Services
(M) 513-602-6701
www.ProSourceLand.com

ProSource
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From: Blake Firth <firthb@pfm.com>
Sent: Monday, December 29, 2025 10:29 AM
To: Chrissy Ward <cward@prosourceland.com>
Cc: Lynne Mullins <mullinsl@pfm.com>
Subject: RE: Lift Station Purchase

Good morning, Chrissy,

Hope you had a happy holidays and thank you for sending these over.

This item will require approval by the Board of Supervisors for the Harmony CDD. We have gone ahead and included these documents to be considered at our next meeting.

Thank you! Let me know if you have any questions or concerns.

Blake Firth
Assistant District Manager
He/Him

PFM Group Consulting, LLC
firthb@pfm.com | **Phone** 407-723-5953 | **Web** pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

From: Chrissy Ward <cward@prosourceland.com>
Sent: Wednesday, December 17, 2025 4:35 PM
To: Blake Firth <firthb@pfm.com>
Cc: Lynne Mullins <mullinsl@pfm.com>
Subject: Lift Station Purchase

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

Good Afternoon, Blake,

Allison spoke with you in November regarding the lift station owned by the Toho Water Authority, located on PID 30-26-32-2612-000U-0020 in Osceola County, FL. Toho would like to move forward with

the purchase of the lift station area. The area is 0.0630 acres/ 1567SF. I have attached the sketch, along with all necessary documents to complete the purchase. After careful research/review of surrounding properties that have been sold, the offer for the lift station area is a total of \$5,000.00.

Please review the attached documents and call me to discuss the next steps to move forward and finalize the execution of the documents.

Thank you very much! I look forward to hearing back from you!

Thank you!

Chrissy Ward | Project Manager

ProSource Land Services

(M) 513-602-6701

www.ProSourceLand.com

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Harmony Community Development District

OCPS Swim Lessons



Harmony Community Development District

Homeschooling Sessions at the Harmony CDD

Blake Firth

From: Ask Harmony CDD
Sent: Wednesday, February 18, 2026 11:00 AM
To: 'Alyssa P'; Ask Harmony CDD
Cc: Lynne Mullins
Subject: RE: Homeschool Group

Good morning, Alyssa,

For the forms, yes we would need a form for each instance of a class. These can be submitted at the beginning of the week for each class you have scheduled.

As for payment, the \$250.00 initial deposit can be mailed to the Harmony CDD at 3501 Quadrangle Blvd, Suite 270, Orlando, FL 32817. This must be in the form of a check or a money order. Additionally, there is a cost to go with the rental of each space. I have laid out the Tabular Schedule of Fees below for you, please confirm which space you are looking to reserve.

TABULAR SCHEDULE OF FEES

SPECIAL EVENT

{Reserved Use of Recreation Facilities}

- (1) Soccer/Volleyball/Basketball ("SVB") Fields & Courts: \$5 per hour
- (2) Swim Club and Ashley Park Pools Reserved Patio Areas: \$100 for up to four (4) hours maximum
- (3) Buck Lake Pavilion: \$60 for up to four (4) hours maximum
- (4) Buck Lake Fishing Piers: \$40 for up to two (2) hours maximum
- (5) Town Square: \$250 for up to six (6) hours maximum

These fees will apply for each class.

Thank you! Let me know if you have any questions or concerns.

Blake Firth
Assistant District Manager
He/Him

PFM Group Consulting, LLC
firthb@pfm.com | **Phone** 407-723-5953 | **Web** pfm.com
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

From: Alyssa P <alyssamaria25@gmail.com>
Sent: Tuesday, February 17, 2026 10:25 AM
To: Ask Harmony CDD <askharmonycdd@pfm.com>
Subject: Re: Homeschool Group

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

Hi, thank you for your reply. We typically meet 2-3x a week, from around 9-11AM. So would we need to fill them out every day / week? Also, the deposit, can it be in form of a check? Where can we submit this payment?

On Tue, Feb 17, 2026 at 9:52 AM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good morning,

Thank you for reaching out, this would need to be approved by the Board once payment starts being collected for these classes.

If the classes are free, we would need you to fill out the Facility Reservation Form on the Harmony CDD website, [Links – Harmony CDD](#) for each class and provide a one-time refundable deposit of \$250.00. Additionally, the Tabular Schedule of Fees lays out the Special Event fees, which states which areas are available for reservation and what payment amount is required to reserve the space. Please see attached for the Harmony CDD Rules as of 2019, which lays out the Tabular Schedule of Fees.

Let me know if you have any questions or any more details you wish to provide.

Thank you!

Blake Firth

Assistant District Manager

He/Him

PFM Group Consulting, LLC

firthb@pfm.com | **Phone** 407-723-5953 | **Web** pfm.com

[3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817](#)

From: Alyssa P <alyssamaria25@gmail.com>
Sent: Friday, February 13, 2026 9:11 AM
To: Ask Harmony CDD <askharmonycdd@pfm.com>
Subject: Re: Homeschool Group

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

Hello, I wanted to follow up on this :)

On Tue, Feb 10, 2026 at 11:25 AM Alyssa P <alyssamaria25@gmail.com> wrote:

Thank you so much!

On Tue, Feb 10, 2026 at 11:14 AM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good morning, Alyssa,

Thank you for reaching out, I will be sure to provide you with an update on your request ASAP.

In the meantime, let me know if you have any questions or concerns.

Blake Firth

Assistant District Manager

He/Him

PFM Group Consulting, LLC

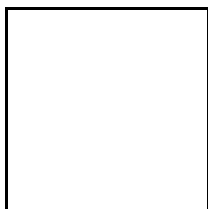
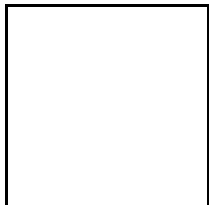
firthb@pfm.com | **Phone** 407-723-5953 | **Web** pfm.com

[3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817](#)

From: Alyssa P <alyssamaria25@gmail.com>
Sent: Sunday, February 8, 2026 2:00 PM
To: Ask Harmony CDD <askharmonycdd@pfm.com>
Subject: Homeschool Group

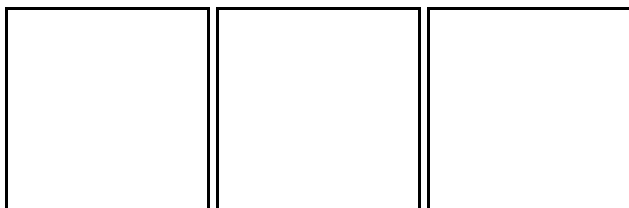
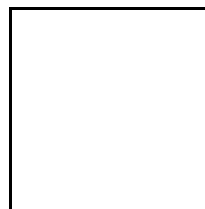
ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi, I am reaching out to see if there are any spaces in harmony which would be available for a weekly homeschool group. We would be interested in what the fees are as well. Please let me know! Thank you so much.



Alyssa Pimentel
REALTOR®
alyssa@alyssapimentel.com
(407) 946-0471
alyssapimentel.com

[14846 Wyndham Lakes](#)
[Blvd Suite 6, Orlando, FL](#)
[32824](#)



[Search Homes](#) [Get a Home Valuation](#) [Join eXp](#)

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

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Harmony Community Development District

Eagle Creek Soccer Academy at Lakeshore Park

poetsphere Which one is more relatable from this thread... more

39 minutes ago



eaglecreeksocceracademy

Ad



Try a Free Week of Soccer Classes
at Eagle Creek Soccer Academy!

FREE TRIAL!

- ✓ Location: **St. Cloud/Harmony**
- ✓ Mondays and Wednesdays
- ✓ **Ages 4-16** - 5pm to 6pm
- ✓ All skill levels welcome

Address:

LakeShore Park

3300 Schoolhouse Rd, Harmony, FL

BOOK YOUR FREE TRIAL WEEK TODAY!

See details



eaglecreeksocceracademy Book your free trial week today! |

Location: St. Cloud/Harmony | Try a Free Week of S... more

Blake Firth

From: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>
Sent: Wednesday, February 18, 2026 12:30 PM
To: Blake Firth
Subject: Fwd: [EXTERNAL] Harmony Facility Usage Application for Soccer Field
Attachments: Facility-Reservation-Form-Corporate-SoE-EagleCreekSoccer (1)_SIGNED.pdf

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

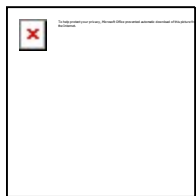
Good afternoon, Blake!

I am forwarding to you the e-mail thread where we received the approval from the board.
Attached in the emails below is also the application for field usage.

Please let me know if you have any questions or concerns and how we can move forward with this process under your administration.

Have a great day

Coach Nico Cardoso



Eagle Creek Soccer Academy

Social | <https://www.instagram.com/eaglecreeksocceracademy/>

Website | www.eaglecreeksocceracademy.com

Phone | (321) 701 - 5495

----- Forwarded message -----

From: Neal, Howard <howard.neal@inframark.com>
Date: Mon, Jul 22, 2024 at 9:55 AM
Subject: Re: [EXTERNAL] Harmony Facility Usage Application for Soccer Field
To: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>, Baez, Jorge <jorge.baez@inframark.com>

Hi João,

Good morning and I hope this email finds you well.

Your application was approved by the Chair and please find attached the signed copy. As previously mentioned, the soccer field will be shut down sometime in November for reseeding. We do not have a time frame for this just yet but will closer to the time.

Jorge, who is the Harmony CDD Field Supervisor is copied on this email, he will get the security deposit from you. [@Baez, Jorge](#), please work with João on this. Thanks.

Have a great day and week.

Regards,

Howard Neal | District Manager



313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
210 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

Email: howard.neal@inframark.com

(O): 407-566-1935 (M): 407-922-5086 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION



Go Green: Please do not print this e-mail unless you really need to!

From: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>

Sent: Thursday, July 18, 2024 7:33 PM

To: Neal, Howard <howard.neal@inframark.com>

Subject: Re: [EXTERNAL] Harmony Facility Usage Application for Soccer Field

Good evening, Howard.

That's okay, I understand! Thank you for your help. We are looking forward to the review and possible approval of our application.

Please let us know if there is anything else we can do.

Have a good night!

On Thu, Jul 18, 2024, 4:55 PM Neal, Howard <howard.neal@inframark.com> wrote:

Hi João,

Good afternoon.

Thanks for providing the times. I do not have any dates with regards to the reseeding and most likely won't know until closer to the time unfortunately.

Have a great afternoon.

Regards,

Howard Neal | District Manager

313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
210 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

Email: howard.neal@inframark.com

(O): 407-566-1935 (M): 407-922-5086 | www.inframark.com

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Go Green: Please do not print this e-mail unless you really need to!

From: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>

Sent: Thursday, July 18, 2024 4:51 PM

To: Neal, Howard <howard.neal@inframark.com>

Subject: Re: [EXTERNAL] Harmony Facility Usage Application for Soccer Field

Thank you for the quick reply, Howard!

We were thinking from 5:30pm until 6:30pm.

Regarding November, that's okay! Thank you for letting us know!

We usually stop practices during the week of Thanksgiving as well. Do you already know which weeks of November would the reseeding happen?

On Thu, Jul 18, 2024, 4:03 PM Neal, Howard <howard.neal@inframark.com> wrote:

Hi João,

Good afternoon and thank you for contacting me back.

Thanks for the dates. What are the times you were thinking?

There may be an issue with November as the soccer field will most likely be reseeded and so no one will be allowed on it for a minimum of two weeks because of this. If approved, you would need to find another venue when this is being done.

Have a great afternoon.

Regards,

Howard Neal | District Manager

313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
210 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

Email: howard.neal@inframark.com

(O): 407-566-1935 (M): 407-922-5086 | www.inframark.com

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PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION

 **Go Green:** Please do not print this e-mail unless you really need to!

From: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>

Sent: Thursday, July 18, 2024 3:53 PM

To: Neal, Howard <howard.neal@inframark.com>

Subject: Re: [EXTERNAL] Harmony Facility Usage Application for Soccer Field

Hello Howard,

I hope this email finds you well too!

Here is the suggested schedule for 2024:

August -

08/05/2024
08/07/2024
08/12/2024
08/14/2024
08/19/2024
08/21/2024
08/26/2024
08/28/2024

September-

09/04/2024
09/09/2024
09/11/2024
09/16/2024
09/18/2024
09/23/2024
09/25/2024
09/30/2024

October-

10/02/2024
10/07/2024
10/09/2024
10/14/2024
10/16/2024

10/21/2024
10/23/2024
10/28/2024
10/30/2024

November-

11/04/2024
11/06/2024
11/11/2024
11/13/2024
11/18/2024
11/20/2024

December-

12/02/2024
12/04/2024
12/09/2024
12/11/2024
12/16/2024
12/18/2024

Our goal is to host youth soccer practice 2x per week. If there are conflicts on Mondays and Wednesdays, we would be willing to change it to Tuesdays and Thursdays as well. Please let us know what works best for you and the board.

Have a great day!

On Thu, Jul 18, 2024 at 1:28 PM Neal, Howard <howard.neal@inframark.com> wrote:
Hi João,

Good afternoon and I hope this email finds you well.

I will be sending this to the board for review and approval. Can you please provide me with the schedule for this application to ensure there is no conflicts. Thanks.

Have a great day.

Regards,

Howard Neal | District Manager

313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
210 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services

Email: howard.neal@inframark.com

(O): 407-566-1935 (M): 407-922-5086 | www.inframark.com

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PLEASE DO NOT REPLY ALL TO AVOID A POSSIBLE SUNSHINE VIOLATION



Go Green: Please do not print this e-mail unless you really need to!

From: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>

Date: July 15, 2024 at 5:35:11 PM EDT

To: "Montagna, Angel" <Angel.Montagna@inframark.com>

Subject: [EXTERNAL]Facility Usage Application for Soccer Field

You don't often get email from eaglecreeksocceracademy@gmail.com. [Learn why this is important](#)

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good afternoon, Mr. Montagna,

My name is João Castro, and I am the owner and head coach at Eagle Creek Soccer Academy.

We founded our academy five years ago in a housing community very similar to Harmony. Our mission is to unite communities, parents, and kids through engaging soccer classes conveniently located near their homes.

Attached to this email is the Facility Usage Application for the soccer field.

We would love to schedule a meeting with you to provide more information about our soccer program and discuss how we can establish a successful partnership with the Harmony community.

Here is a link for our website: <https://www.eaglecreeksocceracademy.com/>

Thank you for your time and consideration. We look forward to hearing from you soon.

Best regards,

João Castro
Owner and Head Coach
Eagle Creek Soccer Academy

Eagle Creek Soccer Academy

All practices listed below are from 5:30pm to 7:30pm, Mondays and Wednesdays.

I have advised that in November the field will be reseeded, and they would need to find another venue when this is being done. If you feel more time would be needed I can let them know.

August -

08/05/2024

08/07/2024

08/12/2024

08/14/2024

08/19/2024

08/21/2024

08/26/2024

08/28/2024

September-

09/04/2024

09/09/2024

09/11/2024

09/16/2024

09/18/2024

09/23/2024

09/25/2024

09/30/2024

October-

10/02/2024

10/07/2024

10/09/2024

10/14/2024

10/16/2024

10/21/2024

10/23/2024

10/28/2024

10/30/2024

November-

11/04/2024

11/06/2024

11/11/2024

11/13/2024

11/18/2024

11/20/2024

December-

12/02/2024

12/04/2024

12/09/2024

12/11/2024

12/16/2024

12/18/2024

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: Eagle Creek Soccer Academy
 Address: 10071 EAGLE CREEK CENTER BLVD, Orlando, FL 32832
 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: Joao Castro E-mail: eaglecreeksocceracademy@gmail.
 Work Phone: _____ Cell Phone: 321-246-8671

EVENT INFORMATION

Type of event: Soccer instructional classes for the kids in the Harmony community
 Requested location: Soccer field
 Event date(s): Mondays & Wednesd Times From: 5:30pm (a.m./p.m.) To: 7:30pm (a.m./p.m.)
 Anticipated # of attendees: 20 kids What age group? 4-13

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? N/A

Please describe vendors/type that will occur on day of event: No sale or giveaway of merchandise.

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.

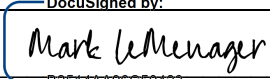
SIGNATURE OF APPLICANT/EVENT ORGANIZER

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: 07/15/2024
 Printed Name: João Castro

APPROVAL FROM HARMONY CDD

Signature:  Date: 7/20/2024
Docusigned by: B2514AA96C50423...
 Printed Name: Mark LeMenager
 Title: Chairman

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.*

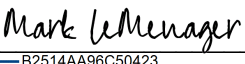
Signature: 

Date: 07/15/2024

Printed Name: João Castro

APPROVAL FROM HARMONY CDD

DocuSigned by:

Signature: 

Date: 7/20/2024

Printed Name: Mark LeMenager

Title: Chairman



Harmony Community Development District

Payment Authorizations Nos. 017 – 020

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 17

1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
94294	Berman Security Agency LLC (HARCDD)	01/01/2026	Harmony CDD	105.00
2676276	DoorKing Inc. (HARCDD)	01/19/2026	Harmony CDD	62.95
228234	Pegasus Engineering, LLC (HARCDD)	01/13/2026	Harmony CDD	3,050.00
140433	PFM Group Consulting LLC (HARCDD)	01/14/2026	Harmony CDD	6,195.66
8096	VGlobalTech (HARCDD)	01/01/2026	Harmony CDD	210.00
1583121W460	Waste Connections of Florida (HARCDD)	01/15/2026	Harmony CDD	477.70
Total:				10,101.31

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 18

1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.01.29	Brittany Coronei (HARCDD)	01/29/2026	Harmony CDD	200.00
2026.01.29	Daniel Leet (HARCDD)	01/29/2026	Harmony CDD	200.00
6354213676	Ecolab Inc. (HARCDD)	10/01/2025	Harmony CDD	4,059.30
6354766868	Ecolab Inc. (HARCDD)	10/01/2025	Harmony CDD	4,059.30
6355341451	Ecolab Inc. (HARCDD)	10/10/2025	Harmony CDD	4,059.30
6355897559	Ecolab Inc. (HARCDD)	11/10/2025	Harmony CDD	4,059.30
6356434475	Ecolab Inc. (HARCDD)	12/10/2025	Harmony CDD	4,059.30
2026.01.29	Joellyn M. Phillips (HARCDD)	01/29/2026	Harmony CDD	200.00
2026.01.29	Juliet Nichols Williams (HARCDD)	01/29/2026	Harmony CDD	200.00
2026.01.29	Lucas Chokanis (HARCDD)	01/29/2026	Harmony CDD	200.00
1997518012826	Spectrum Business (HARCDD)	01/28/2026	Harmony CDD	120.00
03760-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,964.82
12210-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,190.37
19280-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	438.55
25108-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	35.20
33910-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,364.57
33920-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,213.21
35419_012326	Toho Water Authority (HARCDD)	01/23/2026	Harmony CDD	757.76
41279-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,901.42
46710-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	31.62
48250-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	4,967.18
48380-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	96.06
55740-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	768.58
62780-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	754.78
74910-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	118.26
74920-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	16.94
74940-012826	Toho Water Authority (HARCDD)	01/28/2026	Harmony CDD	2,697.96
74950-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	93.97
74960-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	83.23
74980-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	118.26
74990-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	221.04
75000-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	110.97
84380-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	3,393.75
84390-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	783.83
84410-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	3,835.31
84420-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,521.59
84430-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	300.99
84440-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	866.63
85210-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	2,014.06
90300-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	70.33
90660-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	70.00
90670-012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	7.75
90680_012726	Toho Water Authority (HARCDD)	01/27/2026	Harmony CDD	1,170.24
			Total:	54,395.73

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 19

2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
94524	Berman Construction LLC (HARCDD)	02/01/2026	Harmony CDD	27,586.20
94515	Berman Security Agency LLC (HARCDD)	02/01/2026	Harmony CDD	105.00
28596	Grau and Associates (HARCDD)	02/02/2026	Harmony CDD	4,400.00
F7BA084D-0139	Osceola News-Gazette (HARCDD)	02/02/2026	Harmony CDD	84.40
DM-02-2026-25	PFM Group Consulting LLC (HARCDD)	02/05/2026	Harmony CDD	5,416.67
188677	United Land Services (HARCDD)	01/26/2026	Harmony CDD	2,080.00
188678	United Land Services (HARCDD)	01/26/2026	Harmony CDD	680.00
188681	United Land Services (HARCDD)	01/26/2026	Harmony CDD	1,040.00
190341	United Land Services (HARCDD)	01/31/2026	Harmony CDD	3,064.15
190343	United Land Services (HARCDD)	01/31/2026	Harmony CDD	1,040.00
190344	United Land Services (HARCDD)	01/31/2026	Harmony CDD	1,330.00
Total:				46,826.42

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 20

2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
94885	Berman Construction LLC (HARCDD)	01/31/2026	Harmony CDD	774.36
1345	Jose Enrique Fence LLC (HARCDD)	02/03/2026	Harmony CDD	9,500.00
39921-021126	OUC (HARCDD)	02/11/2026	Harmony CDD	15,176.15
140713	PFM Group Consulting LLC (HARCDD)	02/09/2026	Harmony CDD	2,907.37
1997500020626	Spectrum Business (HARCDD)	02/06/2026	Harmony CDD	130.00
323397	Spies Pool LLC (HARCDD)	12/08/2025	Harmony CDD	709.00
2026004-01M	The Plummer Painting Company (HARCDD)	02/11/2026	Harmony CDD	6,421.00
58389_020626	Toho Water Authority (HARCDD)	02/06/2026	Harmony CDD	203.46
189749	United Land Services (HARCDD)	02/02/2026	Harmony CDD	60,782.67
8176	VGlobalTech (HARCDD)	02/01/2026	Harmony CDD	210.00
Total:				96,814.01

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

January 2026 Financial Report

January 31, 2026

PFM Group Consulting LLC

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



HARMONY CDD

FINANCIAL REPORT SUMMARY

Period Ending January 31, 2026

This report provides a summary of the District’s financial activity for the first four (4) months of the 2026 fiscal year ending January 31, 2026. 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 **\$2,398,888.26** for Operations and Maintenance. Adjustments related to early payment discounts and tax collection fees resulted in a **net assessment revenue of \$2,260,510.64**. Additional assessment revenue of **\$509,210.36** is still anticipated.

Table 1: Operations & Maintenance Assessment Activity

Description	Amount (USD)
Gross On-Roll Assessment Received	\$2,398,888.26
Early-Payment Discounts	(\$92,616.00)
Tax Collector Fees	(\$45,761.61
Net Assessment Revenue	\$2,260,510.65
Anticipated Remaining Revenue	\$509,210.36

2. Garden Lot Revenue and Expenditures:

For the four-months period ending January 31, 2026, the District earned **\$800.00** from Garden Lot activity. Expenses incurred for maintenance and support totaled **\$601.04**.



Table 2: Garden Lot Financial Activity

Description	Amount (USD)
Garden Lot Revenue	\$800.00
Garden Lot Expenses	(\$601.04)
Net Garden Lot Activity	\$198.96

3. Cash Position and Expenditure Analysis:

As of January 31, 2026 the District's checking account balance was **\$1,511,055.87**. With an average monthly expenditure of **\$206,978.05**, 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 transferred **\$280,000.00** to the General Reserve in January 2026. The balance in the reserve account as at 01/31/2026 is \$1,870,366.81.

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

6. Expenditures to note:

- Pond Maintenance – Dragonfly Pond Works – 2 phased restoration - \$10,400.00
- R&M Vehicles – purchase truck tire for the 16 GMC Sierra - \$2,195.89
- R&M Equipment – Pool Heater and pump motors - \$1,954.20



- Miscellaneous – Berman Pressure Washing - \$6,500.00 and AC Electric for \$697.50
- Mulch – ULS payment installation - \$77,600.00
- Annual – plant replacement for the fall - \$3,500.00
- Sidewalk Panel – Rommel Builders – Walkway - \$11,119.00
- Engineering – Common Oak for \$18,060.00
- R&M Ponds/Buck – Buck Lake Cost Sharing - \$3,250.00

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 1/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,511,055.87				\$ 1,511,055.87
Restricted Deposit Account - #8909	3,466.79				3,466.79
General Reserve Account - #3607	1,870,366.81				1,870,366.81
Assessments Receivable	506,984.47				506,984.47
Assessments Receivable		\$ 210,325.47			210,325.47
Due From Other Funds		640.72			640.72
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		1,535,749.92			1,535,749.92
Prepayment - 2014 Bond		2,015.08			2,015.08
Assessments Receivable			\$ 75,475.92		75,475.92
Due From Other Funds			276.36		276.36
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			643,126.85		643,126.85
Prepayment - 2015 Bond			33,418.22		33,418.22
Total Current Assets	\$ 3,891,873.94	\$ 2,356,043.69	\$ 1,092,297.35	\$ -	\$ 7,340,214.98
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 3,161,622.57	\$ 3,161,622.57
Amount To Be Provided				7,368,377.43	7,368,377.43
Total Investments	\$ -	\$ -	\$ -	\$ 10,530,000.00	\$ 10,530,000.00
Total Assets	\$ 3,891,873.94	\$ 2,356,043.69	\$ 1,092,297.35	\$ 10,530,000.00	\$ 17,870,214.98
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 133,339.87				\$ 133,339.87
Due To Other Funds	917.10				917.10
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	506,984.47				506,984.47
Deferred Revenue		\$ 210,325.47			210,325.47
Deferred Revenue			\$ 75,475.92		75,475.92
Total Current Liabilities	\$ 643,741.44	\$ 210,325.47	\$ 75,475.92	\$ -	\$ 929,542.83
<u>Long Term Liabilities</u>					
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
Total Liabilities	\$ 643,741.44	\$ 210,325.47	\$ 75,475.92	\$ 10,530,000.00	\$ 11,459,542.83
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	(92,615.99)				(92,615.99)
Net Assets - General Government	1,465,515.09				1,465,515.09
Current Year Net Assets - General Government	1,602,552.30				1,602,552.30
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		729,697.65			729,697.65
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			186,178.07		186,178.07
Total Net Assets	\$ 3,248,132.50	\$ 2,145,718.22	\$ 1,016,821.43	\$ -	\$ 6,410,672.15
Total Liabilities and Net Assets	\$ 3,891,873.94	\$ 2,356,043.69	\$ 1,092,297.35	\$ 10,530,000.00	\$ 17,870,214.98



Harmony CDD
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 2,398,888.26				\$ 2,398,888.26
Assessment - Refund and Discounts	(92,615.99)				(92,615.99)
Garden Lot	800.00				800.00
On-Roll Assessments - 2014 Bond		\$ 962,055.40			962,055.40
Assessment Refund / Discounts		(37,142.93)			(37,142.93)
On-Roll Assessments - 2015 Bond			\$ 414,959.63		414,959.63
Other Assessments - Prepayment			29,148.59		29,148.59
Assessment Refund / Discounts			(16,020.71)		(16,020.71)
Total Revenues	\$ 2,307,072.27	\$ 924,912.47	\$ 428,087.51	\$ -	\$ 3,660,072.25
<u>Expenses</u>					
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	21,666.68				21,666.68
Field Management	110,344.80				110,344.80
Engineering	28,057.50				28,057.50
Assessment Collection Cost	45,761.61				45,761.61
Disclosure Agent	2,200.00				2,200.00
District Counsel	12,550.07				12,550.07
Postage & Shipping	62.39				62.39
Legal Advertising	506.30				506.30
Miscellaneous / Contingency	50.60				50.60
Meeting Room	1,050.00				1,050.00
Web Site Maintenance	2,280.00				2,280.00
Operating Supplies - Fuel, Oil, etc.	381.52				381.52
Dues, Licenses, and Fees	175.00				175.00
Security	586.85				586.85
Security - Wifi	1,042.93				1,042.93
Electric	9,688.57				9,688.57
Refuse Removal	1,859.64				1,859.64
Water-Sewer	111,071.07				111,071.07
R&M - Ponds/Buck, Lake/Drainage	3,250.00				3,250.00
Irrigation Repairs	5,015.05				5,015.05
Amenity - Pool Maintenance	20,871.50				20,871.50
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 - Vehicles	2,195.89				2,195.89
Repair & Maintenance - Equipment etc	1,954.20				1,954.20
Pond Maintenance	10,800.00				10,800.00
Landscaping Maintenance & Material	243,130.68				243,130.68
Landscape Improvements	750.00				750.00
Miscellaneous / Contingency	7,197.50				7,197.50
Parks & Facilities	9,214.07				9,214.07
Garden Lot Expenses	601.04				601.04
Invasive Plant Maintenance	1,167.50				1,167.50
Mulch	77,600.00				77,600.00
Annuals	3,500.00				3,500.00
Streetlights	43,298.17				43,298.17
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 18,352.33			18,352.33
Principal Payments - 2014 Bond		20,000.00			20,000.00
Interest Payments - 2014 Bond		171,281.25			171,281.25
Collection Agent - 2015 Bond			\$ 7,915.85		7,915.85
Principal Payments - 2015 Bond			135,000.00		135,000.00
Interest Payments - 2015 bond			106,600.00		106,600.00
Total Expenses	\$ 827,912.18	\$ 209,633.58	\$ 249,515.85	\$ -	\$ 1,287,061.61
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 30,776.22				\$ 30,776.22
Interest Income		\$ 14,418.76			14,418.76
Interest Income			\$ 7,606.41		7,606.41
Total Other Revenues (Expenses) & Gains (Losses)	\$ 30,776.22	\$ 14,418.76	\$ 7,606.41	\$ -	\$ 52,801.39
Change In Net Assets	\$ 1,509,936.31	\$ 729,697.65	\$ 186,178.07	\$ -	\$ 2,425,812.03
Net Assets At Beginning Of Year	\$ 1,738,196.19	\$ 1,416,020.57	\$ 830,643.36	\$ -	\$ 3,984,860.12
Net Assets At End Of Year	\$ 3,248,132.50	\$ 2,145,718.22	\$ 1,016,821.43	\$ -	\$ 6,410,672.15



Harmony CDD
Budget to Actual
For the Month Ending 01/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 2,398,888.26	\$ 982,170.33	\$ 1,416,717.93	\$ 2,946,511.00	81.41%
Assessment - Refund and Discounts	(92,615.99)	(39,286.67)	(53,329.32)	(117,860.00)	78.58%
Garden Lot	800.00	-	800.00	-	0.00%
Net Revenues	\$ 2,307,072.27	\$ 942,883.67	\$ 1,364,188.60	\$ 2,828,651.00	81.56%

Expenditures

Administrative Expenses

Supervisor Fees	\$ 2,400.00	\$ 4,666.67	\$ (2,266.67)	\$ 14,000.00	17.14%
FICA Expense	-	357.33	(357.33)	1,072.00	0.00%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Trustee Services	6,691.05	3,333.33	3,357.72	10,000.00	66.91%
Management	21,666.68	21,666.67	0.01	65,000.00	33.33%
Engineering	28,057.50	25,000.00	3,057.50	75,000.00	37.41%
Assessment Collection Cost	45,761.61	3,033.33	42,728.28	9,100.00	502.87%
Disclosure Agent	2,200.00	733.33	1,466.67	2,200.00	100.00%
Property Appraiser	-	333.33	(333.33)	1,000.00	0.00%
District Counsel	12,550.07	25,000.00	(12,449.93)	75,000.00	16.73%
Recording Secretary	-	666.67	(666.67)	2,000.00	0.00%
Audit	-	1,666.67	(1,666.67)	5,000.00	0.00%
Arbitrage Calculation	-	500.00	(500.00)	1,500.00	0.00%
Postage & Shipping	62.39	333.33	(270.94)	1,000.00	6.24%
Legal Advertising	506.30	400.00	106.30	1,200.00	42.19%
Special Assessment Fees	-	19,643.33	(19,643.33)	58,930.00	0.00%
Miscellaneous / Contingency	50.60	-	50.60	-	0.00%
Meeting Room	1,050.00	1,666.67	(616.67)	5,000.00	21.00%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Website Maintenance	2,280.00	-	2,280.00	-	0.00%
Total Administrative Expenses	\$ 127,882.20	\$ 109,059.00	\$ 18,823.20	\$ 327,177.00	39.09%

Field Expenses

Field Management	\$ 110,344.80	\$ 110,345.00	\$ (0.20)	\$ 331,035.00	33.33%
Total Field Expenses	\$ 110,344.80	\$ 110,345.00	\$ (0.20)	\$ 331,035.00	33.33%

Security Expenses

Security	\$ 586.85	\$ 10,000.00	\$ (9,413.15)	\$ 30,000.00	1.96%
Security - Wifi	1,042.93	2,000.00	(957.07)	6,000.00	17.38%
Total Security Expenses	\$ 1,629.78	\$ 12,000.00	\$ (10,370.22)	\$ 36,000.00	4.53%

Utility Expenses

Electric	\$ 9,688.57	\$ 10,750.00	\$ (1,061.43)	\$ 43,000.00	22.53%
Refuse Removal	1,859.64	1,000.00	859.64	4,000.00	46.49%
Water-Sewer	111,071.07	56,250.00	54,821.07	225,000.00	49.36%
Streetlights	43,298.17	40,000.00	3,298.17	160,000.00	27.06%
Repair & Maintenance - Streetlights	-	2,500.00	(2,500.00)	10,000.00	0.00%
Total Utility Expenses	\$ 165,917.45	\$ 110,500.00	\$ 55,417.45	\$ 442,000.00	37.54%



Harmony CDD
Budget to Actual
For the Month Ending 01/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 243,130.68	\$ 248,797.33	\$ (5,666.65)	\$ 746,392.00	32.57%
Tree Trimming	750.00	13,333.33	(12,583.33)	40,000.00	1.88%
Parks & Facilities	9,214.07	18,333.33	(9,119.26)	55,000.00	16.75%
Garden Lot Expenses	601.04	666.67	(65.63)	2,000.00	30.05%
Invasive Plant Maintenance	1,167.50	16,666.67	(15,499.17)	50,000.00	2.34%
Mulch	77,600.00	25,782.33	51,817.67	77,347.00	100.33%
Annuals	3,500.00	4,666.67	(1,166.67)	14,000.00	25.00%
Irrigation	5,015.05	10,000.00	(4,984.95)	30,000.00	16.72%
Total Landscaping & Irrigation Expenses	\$ 340,978.34	\$ 266,184.75	\$ (59,563.43)	\$ 1,064,739.00	19.41%
<u>General Expenses</u>					
Pond Maintenance	\$ 10,800.00	\$ -	\$ 10,800.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	3,250.00	16,666.67	(13,416.67)	50,000.00	6.50%
Amenity - Pool Maintenance	20,871.50	20,000.00	871.50	60,000.00	34.79%
Repair & Maintenance - Vehicles	2,195.89	5,000.00	(2,804.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	1,954.20	3,333.33	(1,379.13)	10,000.00	19.54%
Roads & Alleyway	-	3,333.33	(3,333.33)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	50,000.00	(38,881.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	381.52	2,666.67	(2,285.15)	8,000.00	4.77%
Transfer to Reserve	280,000.00	93,333.33	186,666.67	280,000.00	100.00%
Capital Outlay - Vehicles	-	5,000.00	(5,000.00)	15,000.00	0.00%
Miscellaneous / Contingency	7,197.50	16,666.67	(9,469.17)	50,000.00	14.40%
Total General Expenses	\$ 337,769.61	\$ 216,000.00	\$ 121,769.61	\$ 648,000.00	202.04%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 9,900.00	\$ (4,411.00)	\$ 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%
Total Insurance Expenses	\$ 23,390.00	\$ 9,900.00	\$ 13,490.00	\$ 29,700.00	78.75%
Total Expenditures	\$ 1,107,912.18	\$ 707,162.75	\$ (186,220.02)	\$ 2,828,651.00	18.42%
Income (Loss) from Operations	\$ 1,199,160.09	\$ -	\$ 1,724,834.62	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 30,776.22	\$ -	\$ 30,776.22	\$ -	
Total Other Income (Expense)	\$ 30,776.22	\$ -	\$ 30,776.22	\$ -	
Net Income (Loss)	\$ 1,229,936.31	\$ -	\$ 1,738,212.69	\$ -	

Harmony CDD Worksheets



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	3,313.65	1,851.14	24,787.68		1,535,746.92
2/1/2026	1,535,746.92					1,535,746.92
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	1,371.11	1,134.45	10,691.57		643,126.85
2/1/2026	643,126.85					643,126.85
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



FY 2026 Harmony Net Assessment

Date	Total assessment	O&M	2014 DS	2015 DS	Total	
2025.11.14	\$ 28,633.95	\$ 18,191.58	\$ 7,295.59	\$ 3,146.78	\$ 28,633.95	
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	
2025.12.29	\$ 209,309.92	\$ 132,977.75	\$ 53,329.688	\$ 23,002.487	\$ 209,309.92	
2026.01.12	\$ 84,292.51	\$ 53,552.30	\$ 21,476.73	\$ 9,263.48	\$ 84,292.51	
2026.01.12	\$ 10,257.48	\$ 6,516.73	\$ 2,613.48	\$ 1,127.26	\$ 10,257.48	
2026.01.30	\$ 2,514.76	\$ 1,597.66	\$ 640.73	\$ 276.36	\$ 2,514.76	Interest
					\$ -	
total collected	\$ 3,560,608.63	\$ 2,260,510.64	\$ 906,560.16	\$ 391,023.07	\$ 3,558,093.87	
Receivable		\$ 509,210.36	\$ 204,214.84	\$ 88,083.19	\$ 801,508.39	



HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26
OUC	9899239921	5CR94075/ 5CM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91
OUC	9899239921	5CR94331/ 5CM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 25.05
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27
OUC	9899239921	5CR94088/ 5CM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91
OUC	9899239921	5CR96198/ 5CM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56	\$ 25.81
OUC	9899239921	5CR94288/ 5CM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR95104/ 5CM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30	\$ 25.56
OUC	9899239921	5CR94329/ 5CM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66
OUC	9899239921	5CR98446/ 5CM11267	3340 CAT BRIER TRL PETPK	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30	\$ 25.30
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15	\$ 2,164.85
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77	\$ 62.23
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67	\$ 33.70
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40
OUC	9899239921	5CR88761/ 5CM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29	\$ 140.21
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60	\$ 60.58
OUC	9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38	\$ 57.88
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72	\$ 71.32
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59	\$ 31.90
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR98422/ 5CM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40
OUC	9899239921	5CR97294/ 5CM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20	\$ 26.59
OUC	9899239921	5CR94090/ 5CM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11	\$ 197.22
OUC	9899239921	5CR94089/ 5CM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83	\$ 30.99
OUC	9899239921	5CR94091/ 5CM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52	\$ 39.38
OUC	9899239921	MAINTENANCE	Neighborhood 01/0 CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52	\$ 305.84
OUC	9899239921	MAINTENANCE	Neighborhood J/0 CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64	\$ 513.83
OUC	9899239921	MAINTENANCE	Neighborhood I/0 CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64	\$ 750.70
OUC	9899239921	MAINTENANCE	Neighborhood H2/0 CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41	\$ 267.42
OUC	9899239921	MAINTENANCE	Harmony Track K/0 OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88	\$ 519.77
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/0 FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08	\$ 138.42
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08	\$ 597.14
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21	\$ 217.14
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95	\$ 977.14
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71	\$ 403.10
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25	\$ 673.14
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87	\$ 380.00
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77	\$ 901.14
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48	\$ 2,638.27
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60	\$ 825.14
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65	\$ 686.30

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26
OUC	9899239921	MAINTENANCE	Neighborhood F/O SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40	\$ 272.50
		001-053-1000-43-01	Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45	\$ 3,264.62
		001-054-1000-43-02	Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14	\$ 11,066.99
TOTAL OUC				\$ 13,697.38	\$ 14,179.95	\$ 12,237.59	\$ 14,331.61
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02	\$ 130.00
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00
TOTAL SPECTRUM				\$ 253.98	\$ 116.02	\$ 246.02	\$ 250.00
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	\$ 93.97	\$ 118.26
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94	\$ 16.94
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ 203.91	\$ 1877.88	\$ 820.08
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 86.81	\$ 93.97
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94	\$ 83.23
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39	\$ 118.26
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65	\$ 221.04
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08	\$ 110.97
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55	\$ 3,393.75
Toho Water	001525420-000784390	60910380	0 SCHOOLHOUSE ROAD LSH02	\$ 284.53	\$ 744.45	\$ 758.77	\$ 783.83
Toho Water	001525420-000784410	62751435	0 CAT BRIER TRAIL PARK	\$ 4,327.74	\$ 1,661.39	\$ 2,630.50	\$ 3,835.31
Toho Water	001525420-000784420	71971009	0 HARMONY SQUARE DRIVE W	\$ 923.80	\$ 1,229.26	\$ 1,212.13	\$ 1,521.59
Toho Water	001525420-000784430	62751434	0 HARMONY SQUARE DRIVE W	\$ 419.45	\$ 490.73	\$ 369.01	\$ 300.99
Toho Water	001525420-000784440	19420047	0 HARMONY SQUARE DRIVE W	\$ 369.37	\$ 505.05	\$ 580.23	\$ 866.63
Toho Water	001525420-000785210	71947550	0 FIVE OAKS DRIVE RM	\$ 225.06	\$ 957.71	\$ 1,431.64	\$ 2,014.06
Toho Water	001525420-000790300	17006879	7255 FIVE OAKS DRIVE CABAN	\$ 85.61	\$ 135.31	\$ 70.33	\$ 70.33
Toho Water	001525420-000790660	19001670	7255 FIVE OAKS DRIVE POOL	\$ 102.33	\$ 47.59	\$ 45.10	\$ 70.00
Toho Water	001525420-000790670	21017675	7255 FIVE OAKS DRIVE SHOWR	\$ 3.70	\$ 12.73	\$ 10.24	\$ 7.75
Toho Water	001525420-000790680	52168456	7255 FIVE OAKS DRIVE RECLM	\$ 168.08	\$ 372.88	\$ 355.68	\$ 441.68
Toho Water	001525420-000812210	63309511	3300 SCHOOLHOUSE ROAD RM	\$ 1,084.69	\$ 1,333.12	\$ 824.93	\$ 1,190.37
Toho Water	001525420-000819280	19001667	3300 SCHOOLHOUSE ROAD PARK	\$ 267.05	\$ 167.80	\$ 178.63	\$ 438.55
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62	\$ 31.62
Toho Water	001525420-000855740	68934780	0 SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62	\$ 768.58
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86	\$ 1,964.82
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35	\$ 1,364.57
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88	\$ 1,213.21
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	\$ 4,967.18
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00	\$ 96.06
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20	\$ 35.20
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	\$ 27.57	\$ 1,904.84	\$ 378.88	\$ 754.78
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	\$ 565.04	\$ 192.72
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04	\$ 214.20
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22	\$ 1,901.42
TOTAL TOHO WATER				\$ 25,734.23	\$ 29,236.07	\$ 23,252.63	\$ 30,021.95
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70
TOTAL WASTE CONNECTIONS				\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70



Harmony Community Development District

Proposals from ULS



Harmony Community Development District

Landscape Items



Harmony Community Development District

Boat Life Vest Proposals

Quote 1 - Life Vests for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Infant (0–30 lbs)	Dark Lightning Store	USCG Approved Infant Life Jacket (3 each)	\$21.50	Each	3	\$64.50
Youth (50–90 lbs)	Hardcore Water Sports Store	6 Pack Coast Guard Approved Type II Life Jackets	\$97.20	Pack	2	\$194.40
Adult (M & L)	Stearns	4-Pack USCG-Approved Type II Life Jackets	\$60.53	Pack	3	\$181.59
Adult (XL)	Onyx	General Purpose Coast Guard Approved Life Jacket (3 each)	\$23.80	Each	3	\$71.40
Grand Total						\$511.89

Quote 2 - Life Vests for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity2	Total
Infant (0–30 lbs)	Dark Lightning Store	USCG Approved Infant Life Jacket (5each)	\$21.50	Each	5	\$107.50
Youth (50–90 lbs)	Seachoice Store	Seachoice Life Vest, Type II - Adult Medium & Large (10 each)	\$18.25	Each	10	\$182.50
Adult (M & L)	Seachoice Store	Seachoice Life Vest, Type II - Adult Medium & Large 4 pack	\$59.99	Pack	3	\$179.97
Adult (XL)	Seachoice Store	Seachoice Life Vest, Type II - Adult XL (3 each)	\$22.18	Each	3	\$66.54
Grand Total						\$536.51

Quote 3 - Life Vests for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity2	Total
Infant (0–30 lbs)	Bas Pro Shops	Bass Pro Shops NuPrune Life Jacket for Babies or Kids	\$49.99	Each	6	\$299.94
Youth (50–90 lbs)	Bas Pro Shops	Bas Pro Shops Recreational Life Jacket for Kids - Blue	\$21.99	Each	10	\$219.90
Adult	Bas Pro Shops	Bass Pro Shops Universal Life Jacket 4-Pack -Navy/Silver	\$59.98	Pack	4	\$239.92
Adult	Bas Pro Shops	Taylor Made Vinyl- Coated Life Ring	\$84.99	Each	3	\$254.97
Grand Total						\$1,014.73



Harmony Community Development District

Boat Motor Proposals

Quote 1 - Boat Motor for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Boat Motor	Wholesale Marine	Mercury Avator 35e Remote 9.9HP Electric Outboard Motor 25" Shft 35EXLRC	\$4,905.00	Each	1	\$4,905.00
					Grand Total	\$4,905.00

Quote 2 -Boat Motor for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Motor	Elco	EP - 50 Electric Outboard - Remote Throttle - Long Shaft	\$9,950.00	Each	1	\$9,950.00
Throttle Package	Elco	LIVORSI Side Mount Remote Throttle Package	\$450.00	Each	1	\$450.00
Batteries	Elco	VICTRON 12V - 220AH (8 Pack)	\$5,352.00	Each	1	\$5,352.00
					Grand Total	\$15,752.00



Harmony Community Development District

Sidewalk RFP Update



Harmony Community Development District

Berman Field Inspection Report
(provided under separate cover)