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=U3L3wBZE8lgviOqnsV

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
2. Consideration of **Resolution 2026-02, General Election**

Business Matters

3. Discussion Items:
    1. County Decision on Parking Ordinance
    2. Enclave at Lakes of Harmony HOA, Quit Claim Deed for Tract K-90
    3. Lift Station Purchase Request from Toho
    4. OCPS Swim Lessons
    5. Homeschooling Sessions at the Harmony CDD
    6. Eagle Creek Soccer Academy at Lakeshore Park
    7. Harmony Community Church Easter Service
    8. Pawlicious LLC Vendor Pop-Up Request
    9. Updating Rules of Procedure
    10. Parking at the Swim Club Pool for Golf Carts
4. Ratification of Payment Authorizations Nos. 017 – 020
5. Review of District Financial Position and Budget to Actual

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

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United Landscape Services Landscape Management

6. Consideration of Proposals from ULS:
    1. Work Authorization #194705 Buck Lake Enhancement for $6,216.50
    2. Work Authorization #194706 Square on Buck Ln Enhancement for $1,980
    3. Work Authorization #194430 Square on Primrose Willow Dr Enhancement for $1,839.70
    4. Work Authorization #194390 Square on Dahoon Holly Ct Enhancement for $1,391.30
    5. Work Authorization #194337 Square at Button Bush Loop Enhancement for $3,139.50
    6. Work Authorization #194375 Sundrop Park Enhancement for $2,101.80
    7. Work Authorization #194364 Sundrop Square Enhancement for $3,418.50
    8. Work Authorization #194235 Habitat Park Enhancement for $435
    9. Work Authorization #194223 Harmony Square Enhancement for $9,365.60
    10. Work Authorization #194218 Middle Brook Pl Playground Enhancement for $8,370.90
    11. Work Authorization #194211 Feathergrass Park Enhancement for $10,227
    12. Work Authorization #214690 3" Mainline Break for $910.
7. Discussion Regarding Landscape Items

Berman Field Management

8. Consideration of Boat Life Vest Proposals
9. Consideration of Boat Motor Proposals
10. Consideration of Boat Replacement Proposals
11. Consideration of Trolling Motor Proposals
12. Consideration of Pressure Washer Quotes
13. Discussion Regarding Plant Damage on Resident's Ground Cover
14. Sidewalk RFP Update

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.

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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 Sherrif 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.

Mr. Strickland, the Basketball coach, gave a brief overview of the training sessions. It was noted only one-on-one sessions are charged for and he is willing to comply with the policies in place for his training sessions at the Harmony CDD Basketball court.

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 $1040, 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 after this more recent cold spell. It was noted that it is currently set at 87 degrees.

There was brief discussion with residents regarding the pool temperature.

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 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

Resolution 2026-02,
General Election

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District (**"Board"**) seeks to implement Section 190.006(3), *Florida Statutes,* and to instruct the Osceola County Supervisor of Elections (**"Supervisor"**) to conduct the District's elections by the qualified electors of the District at the 2026 general election (**"General Election"**).

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

1. **GENERAL ELECTION SEATS.** Seat 2 currently held by *Joellyn Phillips*, and Seat 4 currently held by *Lucas Chokanis*, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive $200 per meeting for their attendance and no Board member shall receive more than $4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 26th day of February 2026.

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

_____

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Harmony Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Hwy, Kissimmee, Florida 34744; Ph: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Harmony Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

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

Enclave at Lakes of Harmony HOA,
Quit Claim Deed for Tract K-90

448 S. Alafaya Trail, Unit 8
Orlando, FL 32828
Phone: (407) 269-5346
Fax: (407) 650-2765

www.DHNattorneys.com

February 18, 2026

VIA EMAIL & U.S. MAIL
Lynne Mullins
Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
mullinsl@pfm.com

RE: Enclave at Lakes of Harmony Homeowners Association, Inc.
Quit Claim Deed for Tract K-90

Dear Ms. Mullins:

Our firm represents Enclave at Lakes of Harmony Homeowners' Association, Inc. (the "Association").

We are writing regarding the Quit Claim Deed executed by Harmony Community Development District purporting to convey Tract K-90, Enclave at Lakes of Harmony, to the Association, which deed was recorded on October 25, 2023, in Official Records Book 6495, Page 11, Public Records of Osceola County.

The Association recently became aware of the recorded Quit Claim Deed after independently locating it in the public records. The Association did not receive prior notice of the transfer, did not authorize or approve acceptance of title, and did not take any board action to accept ownership or ongoing maintenance responsibility for the subject property.

Enclosed for your reference is an Affidavit executed by the Association's President clarifying that:

- The Association did not authorize, approve, or knowingly accept the Quit Claim Deed;
- No vote or formal board action was taken to accept the conveyance;
- Any maintenance performed was undertaken solely as a temporary protective measure due to deteriorating conditions; and
- The Association expressly rejects and disclaims acceptance of the transfer and reserves all rights, including claims for reimbursement of costs incurred.

A copy of the executed Affidavit is attached for the District's records.

The Association would like to resolve this matter cooperatively and without unnecessary escalation. To that end, we request a call with the District's representative and counsel at your

earliest convenience to discuss the circumstances surrounding the execution and recording of the Quit Claim Deed and the District's position regarding ownership and maintenance responsibility.

Please contact my office at don@dhnattorneys.com so we can schedule a discussion and began working toward a practical resolution.

Sincerely,

Don H. Nguyen, Esq.

Prepared by and return to:
Don H. Nguyen, Esq.
DHN Attorneys, PA
448 S. Alafaya Trail, Unit 8
Orlando, FL 32828

AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgements and administer oaths, personally appeared **DONNIE D. ALVAREZ** ("Affiant"), who deposes and says under penalties of perjury that:

1. Affiant is the President of Enclave at Lakes of Harmony Homeowners' Association, Inc. (the "Association") and is authorized to make this Affidavit on behalf of the Association.

2. This Affidavit is made with regard to a Quit Claim Deed executed by Harmony Community Development District, as Grantor, purporting to convey certain pond or water management areas to the Association, which Quit Claim Deed was recorded on October 25, 2023, in Official Records Book 6495, Page 11 of the Public Records of Osceola County, Florida (the "Quit Claim Deed").

3. The real property described in the Quit Claim Deed is legally described as follows (the "Property"):

> **Tract K-900, ENCLAVE AT LAKES OF HARMONY, according to the Plat thereof as recorded in Plat Book 31, Pages 23 through 27, inclusive, Public Records of Osceola County, Florida.**

4. The Association did not authorize, approve, consent to, or knowingly accept the Quit Claim Deed or any transfer of ownership or maintenance responsibility for the Property.

5. No vote, resolution, or other official action of the Association's Board of Directors was taken to approve or accept the Quit Claim Deed or the conveyance of the Property.

6. Any maintenance or work performed by or on behalf of the Association with respect to the Property was undertaken solely as a temporary and protective measure, due to the deteriorated condition of the Property, and was not intended to constitute acceptance of ownership or long-term maintenance responsibility..

7. The Association expressly disclaims and rejects acceptance of the Quit Claim Deed and any purported transfer of ownership or maintenance responsibility arising from it, and expressly reserves all rights, claims, and defenses related to the Property, including reimbursement of costs incurred.

8. This Affidavit is made for the purpose of clarifying the Association's position in the public records and preserving its rights, and for no improper purpose.

{intentionally left blank}

FURTHER AFFIANT SAYETH NAUGHT.

DONNIE D. ALVAREZ

STATE OF FLORIDA
COUNTY OF OSCEOLA

THE FOREGOING INSTRUMENT was acknowledged before me by [X] physical presence or by [ ] online notarization on the 17th day of February 2026, by **Donnie D. Alvarez,** as President of Enclave at Lakes of Harmony Homeowners' Association, Inc.. either [X] is personally known to me or [ ] presented his Florida driver's license as identification.

Notary Seal

Notary Public
Commission No.: 395324
My Commission Expires: 5-7-2027

Notary Public State of Florida
Heidi D Adler
My Commission HH 395324
Expires 5/7/2027

Harmony
Community Development District

Lift Station Purchase Request from Toho

SOURCES:
AERIALS: OSCEOLA PROPERTY APPRAISER (2025)

SCALE: 1" = 120'
0 120

TOHO LIFT STATION

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

Pegasus ENGINEERING
301 WEST STATE ROAD 434, SUITE 309
WINTER SPRINGS, FL 32708
TEL: 407-992-9160 • FAX: 407-358-5155
WEB: WWW.PEGASUSENGINEERING.NET

JOB NO.: MSC-22055
DATE: 2/26/2026

FIGURE
1

Document Path: L:\Projects_Drainage\CDDs\MSC-22055 Harmony District Engineer\04 - Figures and Exhibits\Toho Lift Station 11x17 Figure.mxd

Blake Firth

From: Chrissy Ward <cward@prosourceland.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 I ENVIRONMENTAL I SURVEY

From: Blake Firth <firthb@pfm.com>
Sent: Friday, January 30, 2026 9:00 AM
To: Chrissy Ward <cward@prosourceland.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@prosourceland.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
RIGHT OF WAY I ENVIRONMENTAL I SURVEY

From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, December 30, 2025 12:21 PM
To: Chrissy Ward <cward@prosourceland.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@prosourceland.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
RIGHT OF WAY I ENVIRONMENTAL I SURVEY

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
ProSource
RIGHT OF WAY I ENVIRONMENTAL I SURVEY

Harmony
Community Development District

OCPS Swim Lessons

Prepared By and Return To:	(This space reserved for Clerk)
Michael C. Eckert, Esq. KUTAK ROCK LLP 107 West College Avenue Tallahassee, Florida 32301	

INTERLOCAL AGREEMENT BETWEEN THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA, AND HARMONY COMMUNITY DEVELOPMENT DISTRICT REGARDING USE OF DISTRICT'S RECREATION FACILITIES

THIS AGREEMENT ("Agreement") is effective this ___ day of _____ 2026, by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Osceola County, Florida, and whose mailing address is c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "**District**"); and

THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA ("**School Board**"), whose mailing address is 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (the School Board, together with the District, the "**Parties**").

RECITALS

WHEREAS, it is the purpose and intent of this Agreement to permit and authorize the School Board and the District to make the most efficient use of their respective resources, authority, and capabilities by enabling them to cooperate on the basis of mutual advantage and to achieve the results provided in this Agreement pursuant to Section 163.01, *Florida Statutes*, known as the Florida Interlocal Cooperation Act of 1969 ("Cooperation Act"); and

WHEREAS, it is the purpose of the Cooperation Act to provide a means by which the School Board and the District may exercise their respective privileges and authority which they may have separately, but which pursuant to this Agreement and Cooperation Act they may exercise collectively; and

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and maintains certain recreational facilities, including a swimming pool ("**Aquatic Facilities**"); and

WHEREAS, the School Board operates a kindergarten learn-to-swim program ("**Program**") and approached the District and expressed desires to make use of the Aquatic Facilities for the purpose of instructing kindergarten school-age children ("**Program Participants**") in swimming and providing practice sessions; and

WHEREAS, the District is willing to allow the School Board to make use of the Aquatic Facilities for practices, provided that such use does not impede the operation of the Aquatic Facilities; and

WHEREAS, the District has determined that providing the School Board with the ability to use the swimming pool is a proper public purpose, and makes appropriate use of the Aquatic Facilities; and

WHEREAS, the District and the School Board warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. TERM. This Agreement shall be effective May 11, 2026, and shall remain in effect until May 22, 2026, unless terminated early in accordance with Section 9 below. However, the covenants and obligations of the School Board contained in this Agreement shall survive termination for acts and omissions which occurred during the effective term of this Agreement.

SECTION 3. USAGE BY THE PROGRAM PARTICIPANTS.

A. **Usage; Generally.** The District hereby grants to the School Board a license to use the Aquatic Facilities for practices as further detailed in the practice schedule attached as **Exhibit A**, as coordinated between the District's representative and the School Board's representative, and with the guidelines provided in **Exhibit B**, both of which are incorporated herein by this reference ("**License**"). The Program sessions will be held from 9:00 a.m. to 12:00 p.m. on Mondays, Tuesdays, Thursdays, and Fridays for the duration of the Program, with no sessions on Wednesdays, Saturdays, or Sundays. The License to use the Aquatic Facilities is limited to the hours provided in such schedules. In consideration of said use of the Aquatic Facilities, the School Board agrees to the following conditions:

i. Access to the Aquatic Facilities is limited to the swimming pool, the pool decks, the parking lot serving the Aquatic Facilities, and designated restrooms in case of emergencies. No other use of, or access to, the District's recreational facilities is permitted.

ii. School Board understands and acknowledges that there are limited parking spaces available at the District's facilities, which is primarily available for District residents wishing to utilize the District's recreational facilities. During the meets, at least one (1) row of parking spaces closest to the Aquatic Facilities shall be left open and available to residents who want to use the District facilities. School Board shall be responsible for redirecting the traffic to enforce the same.

iii. The District hereby designates the District Manager or his or her designee as the District's representative.

iv. Use of the Aquatic Facilities shall be in conjunction with use by other members of the public and shall not interfere with the operation of the Aquatic Facilities as a public improvement.

v. All use of the Aquatic Facilities shall be subject to the policies and regulations of the District, including, but not limited to, the Harmony CDD Rules and Policies (2019) and the Guidelines for the Program Participants' Usage, which is incorporated herein and attached as **Exhibit B**.

vi. The District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities. The District shall have the sole and absolute authority to suspend or terminate the use of the Aquatic Facilities at any time due to lighting, severe weather, unsafe conditions, mechanical or operational issues, emergencies, or any other act of God or circumstance affecting the health, safety, or welfare of patrons. Upon notice from the District of any such closure, all activities shall immediately cease, and the pool area shall be vacated as directed.

vii. At all times during use of the Aquatic Facilities, the School Board shall provide no fewer than two lifeguards, each of whom shall be on duty and actively performing traditional lifeguard responsibilities.

viii. The School Board shall pay the District $_____ per day for use of the Pool in connection with the Program. In addition to the compensation, the School Board shall pay a damage deposit in the amount of $____ 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 Pool or property of the District, its residents, and landowners or (2) charge the event organizer for any damage and apply the damage deposit to the charge. If the damage is less than the damage deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage 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.

ix. All individuals associated with the Program must submit a waiver in substantially the form attached hereto as **Exhibit C** before accessing the District's Aquatic Facilities. Allowing use without an executed waiver is grounds for

termination of this Agreement. This waiver is in addition to any other waivers required by the School Board or the District.

B. **Usage During an Endemic or Pandemic**. In the event of a known endemic or pandemic affecting the locality whereupon the District is located, the Parties agree that additional procedures may apply to the Program Participants' usage of the Aquatic Facilities, which shall apply by an amendment to this Agreement to be executed by the Parties, and the School Board agrees to enter into the same, as necessary.

SECTION 4. CARE OF THE PROPERTY. The School Board shall use all due care to protect the property of the District, its residents, and its landowners from damage, and shall require anyone invited to the Aquatic Facilities under the Program to do the same. The School Board agrees that it shall assume responsibility for any and all damage to the District's facilities or lands resulting from any use under this Agreement, other than damage which may be attributable to ordinary wear and tear as determined by the District. In the event that any damage to the District's facilities or lands occurs, the District shall notify the School Board of such damage and shall allow the School Board's agents or employees the opportunity to examine the damage prior to repair. The School Board agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as is necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents, and landowners. The School Board agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Section.

SECTION 5. ENFORCEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the School Board's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one-hundred dollars and zero cents ($100.00).

SECTION 6. INDEMNIFICATION. The School Board agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, or demands, costs, interest, expenses, damages, fines, penalties, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Program Participants', their parents' or legal guardians', and coaches' activities and use of the District's facilities and District lands, and/or any services to be performed by the School Board and its guests, employees, invitees, participants, and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, bankruptcy, or settlement proceedings with respect thereto. For the avoidance of doubt, the indemnification obligation of the School Board requires the School Board to indemnify the District for any and all percentage of fault attributable to the School Board for any claims arising hereunder (whether such claim is against the District, the School Board, or the District and School Board as jointly liable parties), regardless of whether the District is adjudged to be more or less than 50% at fault. Provided however, the School Board shall not be required to indemnify the District for the District's negligence, recklessness or willful misconduct. In the event legal representation or defense is

provided pursuant this Agreement, the School Board shall be responsible for all costs and fees associated with such representation; however, the District shall be entitled to direct the defense and settle or compromise the action or claim. Obligations under this Section include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), as well as any interest, expenses, damages, penalties, fines, or judgments against the District.

Notwithstanding any terms of this Agreement to the contrary, the Parties agree that nothing herein shall be construed as a waiver of either the School Board's or the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute.

SECTION 7. INSURANCE. The School Board shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
ii. General Liability Insurance with limits of One Million Dollars ($1,000,000) applicable to bodily injury, sickness, or death in any one occurrence and One Million Dollars ($1,000,000) for loss or damage to property in any one occurrence.
iii. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.
iv. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the School Board of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The Harmony Community Development District and its staff, consultants, and supervisors shall be listed as additional insured parties on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. The School Board shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event either Party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover from the other Party all costs incurred, excluding reasonable attorneys' fees.

SECTION 9. TERMINATION. The Parties shall have the right to terminate this Agreement at any time without cause with written notice. However, the covenants and obligations of the School Board contained in this Agreement shall survive termination for acts and omissions which occurred during the effective term of the agreement.

SECTION 10. ENTIRE AGREEMENT. This instrument, together with the attached Exhibits, shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

SECTION 11. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by the Parties hereto.

SECTION 12. ASSIGNMENT. Neither the District nor the School Board may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other. Any attempted assignment without such written approval shall be void.

SECTION 13. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Osceola County, Florida.

SECTION 14. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight delivery service or First Class Mail, postage prepaid, to the Parties, as follows:

1.	If to School Board:	School District of Osceola County, Florida 817 Bill Beck Blvd. Kissimmee, Florida 34744 Attn: Laura Stenberg
2.	If to District:	Harmony Community Development District 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the School Board may deliver Notices on behalf of the District and the School Board. Any party or other person to whom Notices are to be sent or copied shall notify the other parties and addressees of any change

in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the School Board, both the District and the School Board have complied with all the requirements of law, and both the District and the School Board have full power and authority to comply with the terms and provisions of this instrument.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

SECTION 19. ACCESS TO RECORDS. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials, associated with this Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, *Florida Statutes*), and other applicable State or Federal law. Access to such public records may not be blocked, thwarted, and/or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

SECTION 20. FILING. After approval of this Agreement by the respective governing bodies of the School Board and the District, and its execution by the duly qualified and authorized officers of each of the Parties, the District shall cause this Agreement to be filed with the Clerk of the Circuit Court of Osceola County, Florida, in accordance with the requirements of Section 163.01(11), *Florida Statutes*.

[*Signatures on next page*]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA

By: _____
Name: _____
Title: _____

ATTEST:

_____
Name: _____
Title: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by _____, as _____ of _____, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

[*Signatures continued on following page*]

HARMONY COMMUNITY DEVELOPMENT DISTRICT

By_____
Chairperson, Board of Supervisors
Dated:_____

ATTEST:

_____
Name: _____
Title: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 2026, by _____, as _____ of _____, on its behalf. He [___] is personally known to me or [___] produced _____ as identification.

_____
Notary Public, State of Florida

Exhibit A Kindergarten Learn to Swim Program Schedule
Exhibit B Guidelines for Program Participants' Usage
Exhibit C Form of Waiver

Exhibit A
School District of Osceola County
Kindergarten Learn to Swim Program Schedule

Date	Location	Time	Age Group
May 11, 2026, Monday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 12, 2026, Tuesday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 14, 2026, Thursday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 15, 2026, Friday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 18, 2026, Monday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 19, 2026, Tuesday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 21, 2026, Thursday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)
May 22, 2026, Friday	Harmony Pool	9:00 AM- 12:PM	Kindergarten (6-year-old)

Exhibit B

Guidelines for Program Participants' Usage

1. All Program Participants', their parents' or legal guardians', and coaches' usage of Aquatic Facilities must be pre-scheduled with District staff prior to the beginning of practices.

2. Usage of the District facilities is limited to the Aquatic Facilities named in the Agreement and Exhibit A ONLY. The Program Participants, their parents or legal guardians, and coaches shall not have access to any other of the District's recreational facilities.

3. The School Board is responsible for ensuring that Program Participants, their parents/legal guardians, and coaches abide by all District rules and policies, which may be amended from time to time in the District's sole discretion.

4. All Program Participants, their parents/legal guardians, and coaches understand there are limited parking spaces available at the District's facilities, which are primarily available for District residents wishing to utilize the District's recreational facilities. No parking shall impede the flow of traffic on the streets. School Board staff shall notify Program Participants, their parents/legal guardians, and coaches that parking at District facilities is limited and encourage them to carpool.

5. The Program Participants, their parents/legal guardians, and coaches shall be responsible for straightening chairs and disposing of trash in poolside trash receptacles.

6. During swim practices, the lanes may be reserved for sole use by non-Program swimmers; if those lanes are used by Program Participants, an additional lane shall be provided exclusively for non-Program swimmers.

7. The School Board is responsible for ensuring that all Program Participants under 12 years old are accompanied by a parent or person 15 years old or over at all times.

8. All Program Participants, their parents/legal guardians, and coaches must execute the District's Waiver and Release and deliver the executed copies to the District prior to the time such person(s) use the District facilities for the Program.

9. No outside vendors will be allowed to sell food at any time.

Exhibit C
Acknowledgement and Release

Pursuant to Florida Statute 744.301:

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE HARMONY COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND HARMONY COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

In consideration of the below-named individual's ("Participant") participation in the swim program operated by the School Board of Osceola County, Florida, ("Program"), I, _____, on behalf of my minor child, acknowledge and understand that neither the Program nor the Program instructor(s) ("Instructor") are affiliated in any way with the Harmony Community Development District ("District") and that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Program. On behalf of Participant, I acknowledge that Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Program, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. I acknowledge on behalf of Participant that he or she is voluntarily participating in the Program with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

I acknowledge on behalf of Participant that the District recommends that the Participant consult a physician prior to engaging in the Program. I further acknowledge that Participant has either had a physical examination and been given a physician's approval to participate in the activities or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the Program. I hereby certify that the Participant is physically and mentally capable of participating in the Program and that the Participant is not under any kind of medical treatment nor has any mental or physical condition that would prevent Participant from participating in the Program.

On behalf of Participant, I hereby indemnify, waive, release, hold harmless, and forever discharge the District and its present, former, and future Supervisors, agents, officers, employees and staff, successors, assigns, members, affiliates, or representatives, and PFM Group Consulting LLC, and its employees and agents (collectively, the "Indemnitees") from and against any and all claims, actions, suits, demands, liabilities, losses, damages, fines, penalties, judgments, and any other loss or damage (whether monetary or otherwise), and all related costs, interest, and expenses, arising out of, in whole or in part, or in connection with the Participant's participation in activities at, or use of, the District's facilities and lands, and/or any acts or omissions by me, and/or any acts or omissions by the School Board (the "School Board") or its employees, contractors, or agents, in connection therewith. On behalf of Participant, my indemnification obligation applies to any and all percentage of fault attributable to me and/or the Participant for any claims arising hereunder, whether such claim is asserted against the Indemnitees, the Participant, me, the School Board, or any combination thereof, regardless of whether the Indemnitees are adjudged to be more or less than 50% at fault. The District shall be entitled to direct the defense and to settle or compromise any action or claim, and, on behalf of Participant, I shall be responsible for all costs and fees associated with such defense, including all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), together with any interest. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver adopted by the Florida Legislature, including Section 768.28, *Florida Statutes*.

This Waiver and Release Agreement is binding upon myself, my spouse, heirs, executors, administrators, legal representatives, successors and assigns, and the Participant. This Waiver and Release Agreement supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. The provisions of this Waiver and Release Agreement will continue in full force and effect even after the termination of the Program. The provisions of this Waiver and Release Agreement may be waived, altered, amended, or repealed, in whole or in part, only upon the prior written consent of the District, and PFM Group Consulting LLC, altogether, and the party whose signature appears below. Nothing herein shall alter the Participant's rights or obligations under the Policies and Fees for the District Amenity Facilities and/or related documents.

If Participant is a minor child, I certify that I am the Participant's parent and/or legal guardian and that I am legally authorized to sign this Waiver and Release Agreement on behalf of the Participant. Further, in the event that I cannot be reached, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. **The District and PFM Group Consulting LLC, are not responsible for providing such treatment or transportation and I hereby agree to hold the District, its supervisors, agents, officers and staff and PFM Group Consulting LLC, harmless for any acts or omissions related to emergency medical transportation and/or treatment resulting from myself or my child's participation in the Program.**

I further agree to pay all expenses, including court costs and attorney fees, incurred by the Indemnitees in investigating and/or defending a claim or lawsuit resulting from or related to the emergency medical transportation and/or treatment of the Participant. I am of lawful age and legally competent to sign this Waiver and Release Agreement on behalf of Participant. I have read and understand the terms of this Waiver and Release Agreement, and I have willingly signed it as my own free act.

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS WAIVER AND RELEASE. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS WAIVER AND RELEASE AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THIS WAIVER AND RELEASE FREELY AND VOLUNTARILY AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW. IF PARTICIPANT IS A MINOR CHILD, I FURTHER CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS WAIVER AND RELEASE ON BEHALF OF THE PARTICIPANT.

Participant Name:_____

Participant Signature:_____ Date:_____
(if Participant is 18 years of age or older)

Parent/Guardian Name:_____
(if Participant is a minor child)

Parent/Guardian Signature:_____ Date:_____
(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

Harmony
Community Development District

Homeschooling Sessions at the Harmony CDD

Harmony
Community Development District

Eagle Creek Soccer Academy at Lakeshore Park

9:42 36%

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

39 minutes ago

eaglecreeksocceracademy

Ad

See details

eaglecreeksocceracademy Book your free trial week today! | 📍 Location: St. Cloud/Harmony | ⚽ Try a Free Week of S... more

Blake Firth

From: Lynne Mullins
Sent: Friday, February 20, 2026 4:00 PM
To: Eagle Creek Soccer Academy; Blake Firth
Subject: RE: [EXTERNAL] Harmony Facility Usage Application for Soccer Field

Thank you for providing the requested information. We will present this to the Board on Thursday so they can determine how they would like to proceed and what the associated costs will be.

At this time, we're unable to authorize use of the field for paid organized activities until the Board provides approval and, if applicable, all required fees and the deposit are paid in full.
We will share an update with you after our meeting on Thursday.

Thank you again for your cooperation.

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: Eagle Creek Soccer Academy <eaglecreeksocceracademy@gmail.com>
Sent: Friday, February 20, 2026 3:37 PM
To: Blake Firth <firthb@pfm.com>
Cc: Lynne Mullins <mullinsl@pfm.com>
Subject: Re: [EXTERNAL] Harmony Facility Usage Application for Soccer Field

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

Hi Blake and Lynne,

My name is João Castro, Head Coach of Eagle Creek Soccer Academy.

Since 2024, we have been operating at Harmony in accordance with the Facility Usage Application approved and signed with the District Manager at the time, Howard Neal. We remain aligned with the terms outlined in that agreement.

We maintain active liability insurance, licensing, and all required documentation, and we are happy to provide any materials needed. Please find attached our proof of insurance, and we will provide the completed Facility Usage Application form shortly.

Our program has always been community-oriented. One of our coaches, Jose Ricardo Linhares, is a Harmony resident, and it was through his involvement with the community that our partnership originally began.

Over the past two years, our goal has been to serve Harmony residents by providing a structured sports

program for children and families in the community, promoting health, teamwork, and positive engagement for local youth. Throughout this time, we have always used the facilities responsibly, with no incidents, no damage to property, and no issues reported.

We understand that the District is currently transitioning administration and reviewing existing arrangements, and we are fully open to meeting with you to discuss how we can continue building a strong partnership moving forward — just as we have successfully done since 2024. We would appreciate the opportunity to meet prior to the upcoming Board meeting to discuss next steps.

We also respectfully request consideration for a short transition period of 30 days, as our program currently serves multiple Harmony families and students who are actively enrolled. A sudden interruption of activities may create disruption for residents and families who rely on these sessions. Our intention is to ensure continuity for the community while we work together toward a long-term solution.

For your reference, please find our proposed practice schedule and requested dates below.

Proposed Practice Schedule:
Mondays and Wednesdays from 5:00 PM – 6:00 PM

Requested Field Usage Dates:

February 2026
February 23, 2026
February 25, 2026

March 2026
March 2, 2026
March 4, 2026
March 9, 2026
March 11, 2026
March 16, 2026
March 18, 2026
March 23, 2026
March 25, 2026
March 30, 2026

April 2026
April 1, 2026
April 6, 2026
April 8, 2026
April 13, 2026
April 15, 2026
April 20, 2026
April 22, 2026
April 27, 2026
April 29, 2026

May 2026

May 4, 2026
May 6, 2026
May 11, 2026
May 13, 2026
May 18, 2026
May 20, 2026
May 25, 2026
May 27, 2026

June 2026
June 1, 2026
June 3, 2026
June 8, 2026
June 10, 2026
June 15, 2026
June 17, 2026
June 22, 2026
June 24, 2026
June 29, 2026

July 2026
July 1, 2026
July 6, 2026
July 8, 2026
July 13, 2026
July 15, 2026
July 20, 2026
July 22, 2026
July 27, 2026
July 29, 2026

August 2026
August 3, 2026
August 5, 2026
August 10, 2026
August 12, 2026
August 17, 2026
August 19, 2026
August 24, 2026
August 26, 2026
August 31, 2026

September 2026
September 2, 2026
September 7, 2026
September 9, 2026
September 14, 2026
September 16, 2026

September 21, 2026
September 23, 2026
September 28, 2026
September 30, 2026

October 2026
October 5, 2026
October 7, 2026
October 12, 2026
October 14, 2026
October 19, 2026
October 21, 2026
October 26, 2026
October 28, 2026

November 2026
November 2, 2026
November 4, 2026
November 9, 2026
November 11, 2026
November 16, 2026
November 18, 2026
November 23, 2026
November 25, 2026
November 30, 2026

December 2026
December 2, 2026
December 7, 2026
December 9, 2026
December 14, 2026
December 16, 2026

Thank you very much for your time and consideration. We look forward to continuing a positive and collaborative relationship with Harmony CDD.

Kind regards,
João Castro
Head Coach

Eagle Creek Soccer Academy
Social | **https://www.instagram.com/eaglecreeksocceracademy/**
Website | **www.eaglecreeksocceracademy.com**

Harmony
Community Development District

Harmony Community Church Easter Service

Blake Firth

From: Blake Firth
Sent: Thursday, February 26, 2026 11:18 AM
To: Blake Firth
Subject: RE: Easter church service - Harmony CDD

From: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>
Sent: Friday, February 20, 2026 4:11 PM
To: Lynne Mullins <mullinsl@pfm.com>; purvisgang6@gmail.com
Cc: Montagna, Angel <Angel.Montagna@inframark.com>; Pabon, Jose <jose.pabon@inframark.com>
Subject: Re: Easter church service - Harmony CDD

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

Good afternoon, Danny,

You will need to speak with Lynn Mullins, Harmony's new District Manager, as PFM is the current management company. I have included Lynne's on this e-mail.

Thank you,

Jennifer Goldyn | Director of District Services

INFRAMARK
COMMUNITY MANAGEMENT

313 Campus Street Celebration, FL 34747
Email: jennifer.goldyn@inframark.com
Direct: (813) 652-2454 | 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".*

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

From: Danny and Kimberly purvis <purvisgang6@gmail.com>
Sent: Friday, February 20, 2026 4:05 PM
To: Gonzalez, Joseph <joseph.gonzalez@inframark.com>
Cc: Montagna, Angel <Angel.Montagna@inframark.com>; Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>; Pabon, Jose <jose.pabon@inframark.com>
Subject: Re: Easter church service - Harmony CDD

You don't often get email from purvisgang6@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.

Hey folks. Easter is approaching and I wanted to reserve the square as we normally do. I just wanted to make sure that these are the points of contact I still need to reach out to. If so, I'll get the form filled out and email it to you as quickly as I can. Let me know if this is still the process and the correct people to reach out to.
Blessings,
Danny

Danny B Purvis, PhD
Pastor
Harmony Community Church
863-604-9631

On Wed, Mar 5, 2025 at 4:55 PM Gonzalez, Joseph <joseph.gonzalez@inframark.com> wrote:

Hi Danny,
I have received your request to reserve the town square for the easter service. I have included the field supervisor who will coordinate the confirmation of the reservation. Please feel free to reach out with any questions.

Regards,
Joseph Gonzalez | District Manager

313 Campus Street Celebration, FL 34747 – Regional Office – District Mailings
210 N. University Drive Suite 702 Coral Springs, FL 33071– Accounting Services
Phone: (407)705-8468 **Office:**(407)566-1935
Email: Joseph.gonzalez@inframark.com
| 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*
P Go Green: Please do not print this e-mail unless you really need to!

Harmony
Community Development District

Pawlicious LLC Vendor Pop-Up Request

Blake Firth

From: Pawlicious LLC <pawliciousllc@gmail.com>
Sent: Tuesday, February 24, 2026 2:46 PM
To: Ask Harmony CDD
Subject: Re: Vendor Pop-up Request (Dog Oriented)

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

Good afternoon Blake,

Thank you for the quick response, we really appreciate it.

We'd love to request Town Square for a Pawlicious pop-up on Friday, 3/7. Our ideal window would be about 4 hours, somewhere in the 3/4 PM – 7/8 PM range (we can match whatever time blocks work best for the District).

On the fee: we understand Town Square is listed at $250 for up to six hours, but since we would only need 4 hours for a first-time visit, is there any flexibility to prorate or approve a reduced rate? We're a small local business and want to make sure we can break even on our first event. If possible, we were hoping to land closer to $150 for the initial pop-up. If that's not an option, please let me know what the best path would be (trial rate, shorter block, or any alternative that's worked for other small vendors).

Regarding insurance: we can provide our Certificate of Liability Insurance, could you confirm exactly who needs to be listed on the COI and how you want it shown?

- The exact legal name(s) to list as Certificate Holder and/or Additional Insured
- Mailing address for that entity
- If you want "Harmony Community Development District" listed alone, or also Board of Supervisors / staff / venue location, etc.

Once I have that wording, we'll send it to our insurance agent and get the COI over to you right away.

We'll also complete the Facility Usage Reservation form for Town Square as requested.

Thanks again, looking forward to bringing something fun for the residents (especially the dog owners).

Samuel Gomez

El mar, 24 feb 2026 a las 10:09, Ask Harmony CDD (<askharmonycdd@pfm.com>) escribió:

> Good morning!

Thank you for reaching out. This will need to be brought in front of the Harmony CDD Board of Supervisors for their approval. We have a meeting Thursday at 6:00 p.m., so I can provide you with an update on Friday.

For businesses operating on District Property, we do require a $250.00 deposit, in addition to the rental fees for the space you are requesting. Below, I have the Tabular Schedule of Fees listed out for each space.

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

In the meantime, could you please provide me with your Certificate of Liability Insurance? Also, I will need the date you are requesting to come out and for you to fill out the Facility Usage Reservation form for which location you wish to reserve. I have attached it below via a link for your convenience.

Harmony CDD Parks and Recreation Facility Usage - Intellistack

Thank you again for your interest in operating in Harmony! I will provide you an update on the Board's decision on Friday.

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: Pawlicious LLC <pawliciousllc@gmail.com>
Sent: Monday, February 23, 2026 4:27 PM
To: Ask Harmony CDD <askharmonycdd@pfm.com>
Subject: Vendor Pop-up Request (Dog Oriented)

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

Good afternoon!

We'd like to introduce ourselves. We are Pawlicious, a family run company that specializes in artesanal doggie ice cream and other treats. We'd love to set up a resident perk pop-up in Harmony for an hour or two. Or if there's already food truck events, we'd love to be a part of them as well!

We bring everything we need, can provide proof of insurance, and we always finish with a cleanup + perimeter walk-through so the area is spotless. We can also offer a small resident perk (discount/free topping) if you'd like.

Who should I coordinate with to get approved and scheduled?

Thank you!

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To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

Harmony
Community Development District

Updating Rules of Procedure

Harmony
Community Development District

Parking at the Swim Club for Golf Carts

Harmony
Community Development District

Payment Authorizations Nos. 017 – 020

HARMONY
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

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 Coronel (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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

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
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

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
Assets					
Current Assets					
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
Investments					
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
Liabilities and Net Assets					
Current Liabilities					
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
Long Term Liabilities					
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
Net Assets					
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
Revenues					
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
Expenses					
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
Other Revenues (Expenses) & Gains (Losses)					
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
Landscaping and Irrigation Expenses					
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%**
General Expenses					
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%**
Insurance Expenses					
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**	**$ -**	
Other Income (Expense)					
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**/0 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	O 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

ULS Work Authorizations			
Agenda #	**Work Auth #**	**Description**	**Amount**
1	194705	Buck Lake Park	$6,216.50
	194706	Square on Buck Lane	$1,980.00
3	194430	Square on Primrose Willow Dr	$1,839.70
	194390	Square at Dahoon Ct	$1,391.30
5	194377	Square at Button Bush Loop	$3,139.50
	194375	Sundrop Park	$2,101.80
7	194364	Sundrop Square	$3,418.50
	194235	Habitat Park	$435.00
9	194223	Harmony Square	$9,365.60
	194218	Middlebrook Pl	$8,370.90
11	194211	Feathergrass Park	$10,227.00
	214690	3” Mainline Break	$910.00
	Total:		**$49,398.8**

ADDITIONAL SERVICES ORDER NO. 194705
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

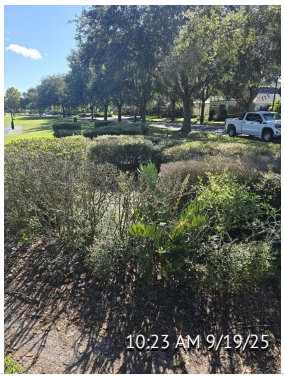
Buck Lake Park

Friday, 19 September 2025

Prepared For Harmony Cdd

11 Issues Identified

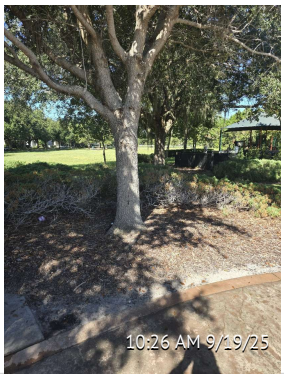
Nick Lomasney



Issue 1

Assigned To Harmony Cdd

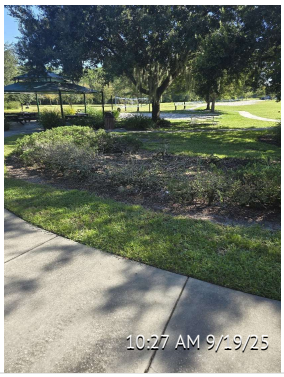
Replacement needed for dying shrubs
(5) 7-Gallon ligustrum shrubs
(4) 7-Gallon ilic sheling shrubs



Issue 2

Assigned To Harmony Cdd

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



Issue 3

Assigned To Harmony Cdd

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

Issue 4

Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

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

Issue 6

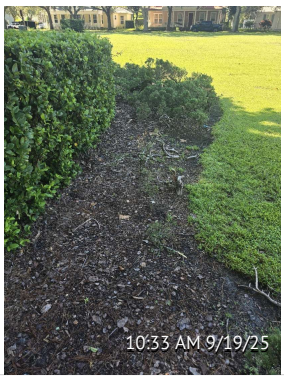
Assigned To Harmony Cdd

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

Issue 7

Assigned To Harmony Cdd

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



Issue 8

Assigned To Harmony Cdd

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

Issue 9

Assigned To Harmony Cdd

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

Issue 10

Assigned To Harmony Cdd

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

Issue 11

Assigned To Harmony Cdd

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

Proposal #194705

Date: 10/19/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Buck Lake Park Enhancement 2025

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

Default Group $6,216.50

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/19/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194706
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Square On Buck Ln

Friday, 19 September 2025

2 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

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

Issue 2

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

Proposal #194706

Date: 10/19/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square On Buck Ln Enhancement 2025

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

Default Group **$1,980.00**

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

Terms & Conditions

By _____

Nicholas Lomasney

Date 10/19/2025

United Land Services

By _____

Date _____

Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194430
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Square On Primrose Willow Dr

Wednesday, 17 September 2025

Prepared For Harmony Cdd

5 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

(28) green schefflera needed to replace hedge
(45) Asiatic Jasmine needed to match the other flower beds

Issue 2

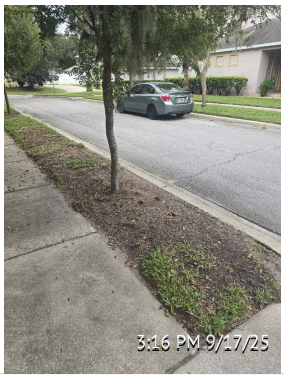
Assigned To Harmony Cdd

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

Issue 3

Assigned To Harmony Cdd

Sod needed for turf replacement(st. Augustine)



Issue 4

Assigned To Harmony Cdd

Sod needed to replace missing turf

Issue 5

Assigned To Harmony Cdd

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

Proposal #194430

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square On Primrose willow Dr Enhancement 2025

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

Default Group $1,839.70

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/16/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194390
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Square On Dahoon Holly Ct

Wednesday, 17 September 2025

Prepared For Harmony

5 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

30 Asiatic Jasmine needed to fill in the empty space

Issue 2

Assigned To Harmony Cdd

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

Issue 3

Assigned To Harmony

Replace dead hedge (6) holly shrubs needed

Issue 4

Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

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

Proposal #194390

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square At Dahoon Holly Ct Enhancement 2025

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

Default Group $1,391.30

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/16/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194377
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Square At Buttonbush Loop

Wednesday, 17 September 2025

Prepared For Harmony Cdd

5 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony

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

Issue 2

Assigned To Harmony Cdd

Sod needed for turf repairs (720) sqft

Issue 3

Assigned To Harmony Cdd

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

Issue 4

Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

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

Proposal #194377

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Square at Button Bush Loop Enhancement 2025

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

Default Group $3,139.50

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/16/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194375
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Park On Sundrop St

Wednesday, 17 September 2025

Prepared For Harmony Cdd

7 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

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

Issue 2

Assigned To Harmony Cdd

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

Issue 3

Assigned To Harmony Cdd

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

Issue 4

Assigned To Harmony Cdd

Add (15) juniper to the empty area
Add (3) variegated ligustrum shrubs

Issue 5

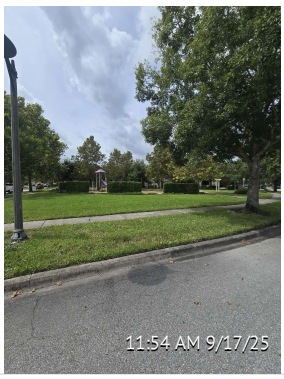
Assigned To Harmony Cdd

Add (15) variegated ligustrum shrubs
Add (5) fire cracker shrubs

Issue 6

Assigned To Harmony Cdd

Add (15)3-gallon juniper (replace what's old)
Add (4) variegated ligustrum shrubs



Issue 7

Assigned To Harmony Cdd

Recommendations
Replace or fill in the following shrubs where needed
1. Add (91)3-gallon juniper shrubs
2. Add (25) variegated ligustrum shrubs
3. Add (5) fire cracker shrubs

Proposal #194375

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Sundrop Park Enhancement 2025

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

Default Group $2,101.80

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/16/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194364
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Square At Sundrop St.

Wednesday, 17 September 2025

Prepared For Harmony Cdd

6 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

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

Issue 2

Assigned To Harmony Cdd

Sod needed to fill in over sized flower bed

Issue 3

Assigned To Harmony Cdd

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

Issue 4

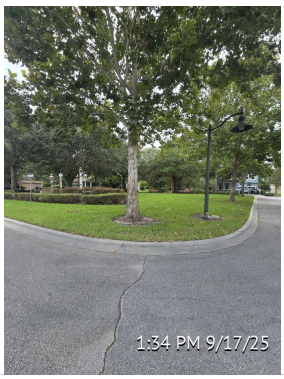
Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

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



Issue 6

Assigned To Harmony Cdd

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

Proposal #194364

Date: 10/16/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Sundrop Square Enhancement 2025

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

Default Group $3,418.50

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/16/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194235
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Park On Habitat Dr

Wednesday, 17 September 2025

Prepared For Harmony Cdd

2 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

Seed application recommended

Issue 2

Assigned To Harmony Cdd

Recommendations
1. 1-bag od Bahia seed needed to apply to existing turf

Proposal #194235

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Habitat Park Enhancement 2025

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

Default Group **$435.00**

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/15/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194223
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Harmony Square

Wednesday, 17 September 2025

Prepared For Harmony Cdd

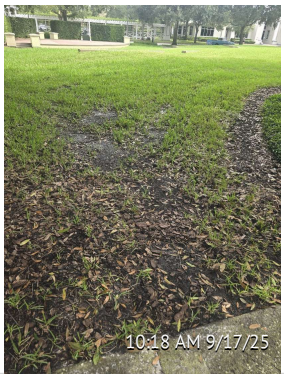
10 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

Replace sod due to golf cart damage



Issue 2

Assigned To Harmony Cdd

Sod the thin low areas

Issue 3

Assigned To Harmony Cdd

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

Issue 4

Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

Sod needed to fill in over sized flower beds throughout

Issue 6

Assigned To Harmony Cdd

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

Issue 7

Assigned To Harmony Cdd

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

Issue 8

Assigned To Harmony Cdd

Turf replacement in empty spots in the turf

Issue 9

Assigned To Harmony Cdd

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

Issue 10

Assigned To Harmony Cdd

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

Proposal #194223

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony Square Enhancement 2025

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

Default Group — $9,365.60

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/15/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194218
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Park On Middle Brook

Wednesday, 17 September 2025

Prepared For Harmony CDD

6 Issues Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

Replace shrubs with 3 (3) gallon shrubs

Issue 2

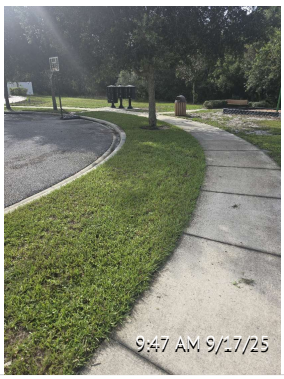
Assigned To Harmony Cdd

Sod is needed in areas around the playground and walking path

Issue 3

Assigned To Harmony Cdd

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



Issue 4

Assigned To Harmony Cdd

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

Issue 5

Assigned To Harmony Cdd

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

Issue 6

Assigned To Harmony Cdd

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

Proposal #194218

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

MiddleBrook pl Park Enhancement

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

Default Group — $8,370.90

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/15/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 194211
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

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

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

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

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

[*Signatures on next page*]

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

_____
Name: _____
Address: _____
_____

_____
By:_____
Its:_____

Exhibit A: Scope of Additional Services

Park At Feather Grass

Wednesday, 17 September 2025

Prepared For Harmony Cdd

9 Issues Identified

Nick Lomasney

Issue 2

Assigned To Harmony Cdd

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

Issue 3

Assigned To Harmony Cdd

Seeding is needed

Issue 4

Assigned To Harmony Cdd

Seeding is needed

Issue 5

Assigned To Harmony Cdd

Sod is needed

Issue 6

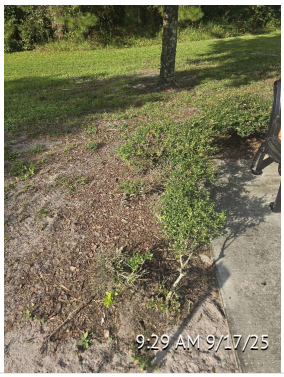
Assigned To Harmony Cdd

Sod is needed

Issue 7

Assigned To Harmony Cdd

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



Issue 8

Assigned To Harmony Cdd

Replace dying ,missing shrubs with (3) 3 gallon shrubs

Issue 9

Assigned To Harmony Cdd

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

Issue 10

Assigned To Harmony Cdd

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

Proposal #194211

Date: 10/15/2025

PO #

Nicholas Lomasney

Customer:

Cyrils Billing

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Feathergrass Park Enhancements

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

Default Group — $10,227.00

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

Terms & Conditions

By _____
Nicholas Lomasney

Date 10/15/2025
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 214690
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the "**ASO**"), dated February 9, 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 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (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. **214690**, dated **February 9, 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 **Nine Hundred, Ten Dollars and Zero Cents ($910.00)** 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 #214690

Date: 2/9/2026

PO #

Alex Martinez

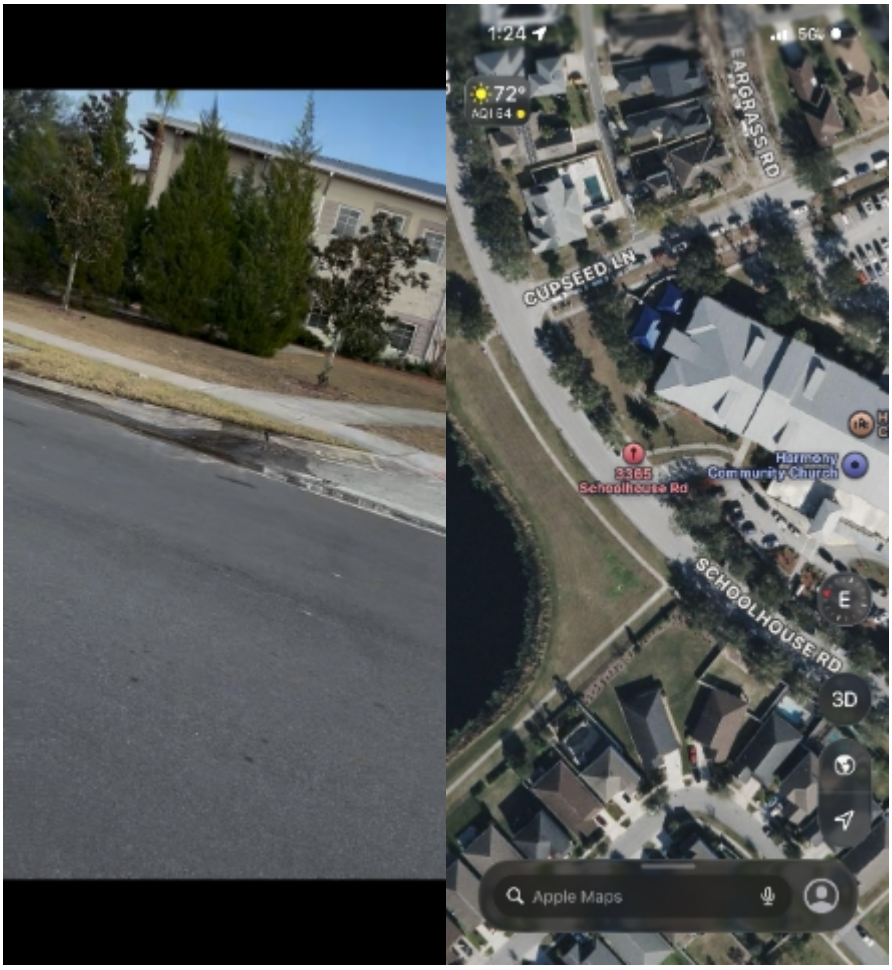
Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

3" mainline Break



Exact Location and Picture of the break.

Repairs Proposed $910.00

Items	Quantity	Unit	Price/Unit	Price

Irrigation Repair				**$910.00**
3" Mainline parts	1.00	ea	$390.00	$390.00
Labor Repair	8.00	ea	$65.00	$520.00
			PROJECT TOTAL:	**$910.00**

Terms & Conditions

By _____

Alex Martinez

Date 2/9/2026

United Land Services

By _____

Date _____

Harmony CDD

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Park At Cord Grass Pl

Wednesday, 17 September 2025

Prepared For Harmony Cdd

1 Issue Identified

Nick Lomasney

Issue 1

Assigned To Harmony Cdd

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

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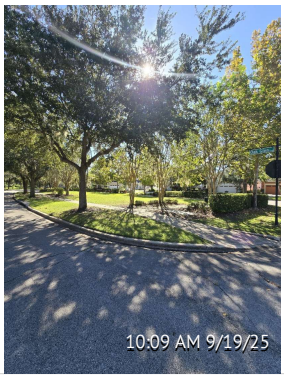
Square On Oak Glen Trail

Friday, 19 September 2025

Prepared For Harmony Cdd

1 Issue Identified

Nick Lomasney



Issue 1

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

Harmony
Community Development District

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
Throtle 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
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Boat Replacement Proposals

Quote 1 - Pontoon Boat for Harmony

Category	Vendor	Item Description	Unite Price	Unit	Quantity	Total
Pontoon Boat	Princecraft	Brio E 17 2026, Black Torqeedo Cruise 3.0 RL, Galvanized Trailer Boat Package	$24,774.00	Each	1	$24,774.00
		Selected Options	$7,003.00	Each	1	$7,003.00
		Promotions (12/10/25-2/28/26)	-$1,000.00		1	-$1,000.00
					Grand Total	$30,777.00

Quote 2 - Pontoon Boat for Harmony

Category	Vendor	Item Description	Unite Price	Unit	Quantity	Total
Pontoon Boat	Visione Electric Boats	Pontoon Boat Select Battery Bank -(2x7.2) 14.4 KW Canopy Included	$34,950.00	Each	1	$34,950.00
					Grand Total	$34,950.00

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Trolling Motor Proposals

Quote 1 - Trolling Motor

Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Trolling Motor	Amazon	Minn Kota Edge Bow-Mount Electric Trolling Motor with Foot Pedal Control – 55 Lb. Thrust, 45 In. Shaft, Freshwater	$688.78	Each	1	$688.78
					Grand	**$688.78**

Quote 2 - Trolling Motor

Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Trolling Motor	Wal-mart	Haswing White Freshwater Foot Steer 48" Shaft 55 lb Thrust Electric Trolling Motor	$699.00	Each	1	$699.00
					Grand	**$699.00**

Quote 3 - Trolling Motor

Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Trolling Motor	Nootica	Bow mount trolling motor Haswing Cayman 55 - Remote control - Quick release - Pedal	$703.50	Each	1	$703.50
					Grand	**$703.50**

Harmony
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Pressure Washer Quotes

Quote 1 - Pressure Washer for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Pressure Washer	American Pressure Systems	GX 690 Honda Electric Start 8 GPM- 3500 PSI High Output Hot Water Super-Skid	$7,899.00	Each	1	$7,899.00
					Grand Total	**$7,899.00**

Quote 2 -Pressure Washer for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Pressure Washer	Spray Well	Ultra Smokin' Bandit 4000 PSI 4.0 GPM (Gas - Hot Water) Belt Drive Pressure Washer with Honda Engine and Comet	$4,995.00	Each	1	$4,995.00
					Grand Total	**$4,995.00**

Quote 3 -Pressure Washer for Harmony

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Pressure Washer	Home Depot	3500 PSI 5.5 GPM Hot Water Belt Drive Gas Pressure Washer, Honda Engine, Heavy-Duty Commercial Power	$7,099.00	Each	1	$7,099.00
					Grand Total	**$7,099.00**

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Plant Damage on Resident's Ground Cover

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Sidewalk RFP Update