

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 **Wednesday, March 25, 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, please see the information below.

Zoom: <https://zoom.us/j/98849458640> Or Call In: 305-224-1968; ID: 98849458640#

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 February 26, 2026, Board of Supervisors' Meeting

Business Matters

2. Discussion Items:
 1. Status on Board Member Discussions with County for Parking Ordinance
 2. Parking at the Swim Club Pool for Golf Carts
 3. Extra OCPS Swim Lessons Beginning in April
 4. Speeding Concerns on Five Oaks Drive
 5. Cat Brier Trail Resurfacing
 6. Dog Training Sessions by WolfPack Instincts, LLC
3. Ratification of Payment Authorizations Nos. 021 – 024
4. Review of District Financial Position and Budget to Actual

United Landscape Services Landscape Management

5. Consideration of Proposals from ULS:
 1. Work Authorization #221399 Buck Lake Soccer Field Replacement for \$57,452.56
 2. Work Authorization #221591 Root Shaving and Sod at 3315 Schoolhouse Road for \$1,373.00
6. Discussion Regarding Landscape Items

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



Berman Field Management

7. Boat Status Update
8. Consideration of Swim Club Pool Valve Proposals
9. 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.





Harmony Community Development District

**Meeting Minutes of the February 26, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

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

**Thursday, February 26, 2026, at 6:08 p.m.
Su Mesa Cafe at 7250 Harmony Square Dr. S,
Harmony, FL 34773**

Board Members Present:

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

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	(via phone)
Michael Eckert	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Eddie Padua	Berman	
Samantha Sharenow	Berman	(via phone)
David Hamstra	Pegasus	
Nick Lomasney	ULS	
Raul Pabon	Inframark	
Howard Neal	Inframark	
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 6:08 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 boats not working correctly on Buck Lake. He noted this is not the first time commenting on this issue.

A resident commented regarding the sidewalk issues on Button Bush Loop. He noted they are not marked for repair. The resident also commented on the boats not working and the condition of the dock. Lastly, he commented on the possibility of the District owning the pickleball courts.

A resident commented regarding the park on Indian Grass Grove and noted the majority of the landscaping has been removed and replaced with sod. The Board noted the park needed refurbishment.

A resident noted she had sent an email and photos to Ms. Mullins and Mr. Padua regarding the hills in front of the Clubhouse. She gave an overview of the location. She noted there is major overgrowth and the sprinklers do not work. Mr. Lomasney has been in contact with her regarding the issue. She also commented on the armadillo holes in the lawns due to the bugs. She recommended treatment.

A resident commented regarding the vegetation in the ponds.

A resident commented regarding the sidewalk issues.

A resident commented regarding cars and trailers being illegally parked. It was noted this will be discussed during the meeting and appropriate action will be taken. He also noted there are dead trees around North Lake pond.

There was brief discussion regarding the RV lot.

It was noted any further issues can be directed to the Board via email.

A resident, via phone, commented regarding safety and parking issues. She also commented regarding the boat motors and boat vests. Lastly, she commented regarding the striping at the stop sign by the front of the restaurant. She noted this has been an issue that she has brought to the Board's attention multiple times.

A resident commented regarding the safety issues with the root systems at the dock on Buck Lake.

There were no further public comments at this time.

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

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the January 29, 2026, Board of Supervisors' Meeting.

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

Ms. Mullins noted Seat 2, held by Ms. Phillips, and Seat 4, held by Mr. Chokanis, are scheduled for General Election in November 2026. This resolution authorizes District Management to notify the Supervisor of Election and to run proper notice.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-02, General Election.

SECOND ORDER OF BUSINESS

Business Matters

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**

Mr. Eckert noted the County has decided not to move forward with the drafted Parking Ordinance as there are parking restrictions already in place for Harmony CDD. It was noted the County has not taken care of any violations, and District Counsel will move forward with communication to the County's Attorney's office.

It was recommended that a representative from the Board schedule a meeting with Commissioner Booth. Ms. Coronel noted she has reached out to Commissioner Booth twice, with no response. Mr. Leet will contact Commissioner Booth as well.

Mr. Eckert gave a historical overview of the Quit Claim Deed for Tract K-90, which is more accurately named K-900. He noted this is a platted parcel and is a lake that is owned by the HOA, based on the Developer's Quit Claim Deed. District Counsel stated the CDD has no responsibility for Tract K-900 except relating to the storm water structures. It was noted the HOA was not aware of the historical background relating to the Quit Claim Deed.

Mr. Eckert gave an overview of the lift station purchase request from TOHO and noted the lift station is located on a CDD parcel. The District has an obligation to give TOHO an easement for that infrastructure, but they are asking for the deed to that parcel.

It was noted that District Counsel has been in communication with the District Engineer regarding this matter. Mr. Hamstra gave an overview of the location and noted his only concern is that this would leave a narrow area to navigate the drainage easement.

Mr. Leet noted that the CDD owns the adjacent areas to the parcel providing access.

There was brief discussion regarding the location and access to the drainage easement. It was noted the District will either need to create an easement for TOHO or deed them the lift station parcel. Mr. Eckert noted TOHO has offered \$5,000 for the lift station parcel.

There was discussion regarding usage of the parcel and cost.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved an easement regarding the Lift Station Purchase Request from TOHO and authorized District Counsel to draft an agreement.

Ms. Mullins noted Orange County Public Schools (OCPS) has reached out regarding swimming lessons. Previously, there has not been a deposit or hourly charge required. It was noted the Board previously voted not to charge the fees to OCPS. District Counsel has recommended an Interlocal Agreement to be executed. District Management will follow up to complete the agreement.

Ms. Mullins noted a resident contacted her regarding holding homeschool sessions on District property three (3) to four (4) times a week. These will be free in the beginning until enough students attend the sessions to charge. Ms. Mullins reviewed the deposit requirements to rent the Square.

There was brief discussion regarding whether the homeschool group is part of an organization and if the contact person is a resident or not. Ms. Mullins will follow up.

This item was tabled.

Ms. Mullins gave an overview of the Eagle Creek Soccer Academy and noted they practice for 2 hours, twice a week, on Harmony soccer fields. Eagle Creek Soccer Academy does collect payments. There is no deposit on file, and they have not been charged the hourly fee up to this point. The required hourly fee is \$5 per hour.

There was brief discussion regarding payments and usage of the fields by Eagle Creek Soccer Academy.

Ms. Mullins noted that their liability insurance has been submitted.

The Board agreed to not retroactively collect payments. Eagle Creek Soccer Academy will need to submit an application under their business name for reservation, submit a deposit, and prepay the hourly rate.

There was brief discussion regarding usage fees.

Ms. Mullins will follow up regarding what percentage of the children live in Harmony CDD.

On MOTION by Ms. Coronel, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Eagle Creek Soccer Academy at Lakeshore Park to proceed with practices, contingent upon receiving proper insurance, deposit, and fees.

Ms. Mullins recommended reevaluation of the fee structure as needed.

There was brief discussion regarding the Harmony Community Church Easter service. It was noted the Board waives the deposit and fee related to the service. This is an annual event in Harmony CDD.

Ms. Mullins noted a vendor has contacted her regarding holding a pop-up event on District property, in front of the Town Square. Pawlicious LLC is a for-profit business and wants to hold an event on March 7, 2026. It was noted that a deposit and hourly rate will be required. The vendor has requested a lower deposit fee.

Ms. Phillips recommended referring him to the HOA market.

There was brief discussion regarding the vendor and deposit.

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 Pawlicious LLC Vendor Pop-up Request with the standard deposit and fees.

Ms. Phillips noted there are many rules that need to be changed and updated. She reviewed the usage fees and non-resident fees. It was noted that these need to be increased.

Ms. Mullins recommended review of the rules little by little.

Mr. Eckert noted rules can only be officially changed at a Public Hearing for rule making. This is a statutory requirement. Rules should include Rules of Procedure, rates and fees, and disciplinary rules. All other guidelines should be listed as policies in order to have more flexibility of change.

There was brief discussion regarding the process for updating the rules. Ms. Phillips recommended that each Board member review the rules to make any suggested changes.

Ms. Mullins recommended holding a workshop. She will send out the rules document to the Board.

The Board will bring their suggested rule updates to the next Board meeting.

There was brief discussion regarding the Swim Club Pool parking for golf carts. Ms. Phillips recommended having golf carts park at the pergola to free up parking spaces.

The District Engineer will review the foundational aspects and safety of parking the golf carts in this area and will report back at the next meeting.

**Ratification of Payment Authorizations
Nos. 017 – 020**

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 Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 017-020.

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

Ms. Mullins stated the financials are through January. 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.

THIRD ORDER OF BUSINESS

**Landscape Management - United
Landscape Services**

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 PI 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.**

Mr. Lomasney gave an overview of the proposals and noted the mainline break proposal has already been completed.

It was noted proposals #1 – #11 on the agenda have previously been brought before the Board.

There was discussion regarding the proposals. Mr. Lomasney noted the biggest issues are at Buck Lake, Feather Grass, and Middlebrook. These are proposals #1, #10 and #11.

There was brief discussion regarding the budget. Ms. Griffith noted that 16% of the park landscaping budget has been used and there are contingency funds available.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #194705 Buck Lake Enhancement for \$6,216.50 and Work Authorization #194211 Feathergrass Park Enhancement for \$10,227, and ratified Work Authorization #214690 3" Mainline Break for \$910.

Discussion Regarding Landscape Items:

Mr. Lomasney gave updates regarding landscaping maintenance and noted the big project in March is leaf removal. The Garden Committee uses the leaves as compost. He gave an update on the freeze damage and noted he will prepare a proposal for the plants needing replacement.

Mr. Lomasney gave an update on the park refurbishments and noted flower beds can be added if approved. He will submit a proposal at the next meeting.

There was brief discussion regarding the park refurbishment status.

There were no additional landscape items at this time.

FOURTH ORDER OF BUSINESS

Field Management - Berman

Consideration of Boat Life Vest Proposals

Berman gave an overview of the three proposals for boat life vests.

There was brief discussion regarding the number of vests to be purchased and sizes.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #2 in the amount of \$536.51 for Boat Life Vests.

Consideration of Boat Motor Proposals

Berman gave an overview of the two proposals for the boat motor. It was noted the current pontoon boat motor is too small for the battery.

There was discussion regarding the proposals. It was noted the first proposal does not include batteries and would require additional costs. Berman noted the best motor is the Elco motor within the second proposal and has a five-year warranty.

A resident commented regarding the boat motor versus replacement of the boat.

On MOTION by Mr. Leet, seconded by Ms. Phillips, with Ms. Coronel opposed, and all others in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #2 in the amount of \$15,752 for the Boat Motor.

Consideration of Boat Replacement Proposals

Berman gave an overview of the two proposals for boat replacement. It was noted that the motor package is half the cost of a new boat.

There was lengthy discussion regarding purchasing a boat motor versus purchasing a new boat. Berman noted a pontoon boat should be replaced every 10 years. Mr. Leet noted this should be in the reserve study.

There was brief discussion regarding previous boat upkeep and maintenance.

Ms. Phillips recommended getting a used motor until the new fiscal year. She noted the new motor can be for the 20-foot pontoon, until a new boat is purchased. Upon purchase, the newer motor can be placed on the 16-foot pontoon.

Ms. Mullins noted that according to the reserve study, the pontoon boat life expectancy is 20 years.

There was brief discussion regarding the budget and how old the pontoon boats are.

Consideration of Trolling Motor Proposals

Berman gave an overview of the three proposals for the trolling motor proposals. It was noted these are for the bass boats.

On MOTION by Ms. Phillips, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Proposal #3 in the amount of \$703.50 for Trolling Motors.

Consideration of Pressure Washing Quotes

Berman gave an overview of the three pressure washing proposals. It was noted this is in addition to the current machine in order to make the project progress quicker.

There was brief discussion regarding the difference in pressure washing machines and the budget.

This item was tabled until the budget meeting.

Discussion Regarding Plant Damage on Resident's Ground Cover

Ms. Mullins gave an overview of the plant damage on a resident's ground cover due to Rose Paving's sidewalk repairs. She noted they have not been replying to any communication and have not done satisfactory work.

Ms. Phillips gave an overview of the issue and recommended the District pay for repairs.

Mr. Lomasney and Berman will provide proposals.

Ms. Mullins noted she is authorized to approve quotes up to a certain amount once proposals are received.

Sidewalk RFP Update

Ms. Mullins noted that the District Engineer has finalized all the sidewalk plans and District Counsel is finalizing the RFP.

Ms. Coronel noted there may be additional areas needing repair based on severity of the issue.

There was discussion regarding the process of repair and replacement and the RFP timeline. It was noted that a vendor is charged for each mobilization.

Mr. Hamstra will follow up in obtaining previous bids to provide a cost estimate and comparison.

There was brief discussion regarding the budget. It was noted there is a \$195,000 threshold for maintenance repairs for this project, and anything beyond that would need to go out for public bid. There is currently \$150,000 budgeted for these repairs.

It was noted some of the sidewalks will be repaired, while others will be grinded. Ms. Phillips noted sidewalk grinding is in Berman's current contract.

Mr. Hamstra noted it comes down to staffing, and since there are so many issue areas it may need to be bid out to a different company if the full scope of the grinding is beyond Berman's capabilities.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Eckert gave an update on the current legislative session.

District Engineer – Mr. Hamstra gave an update on the RV/Storage lot and noted the plans have been updated with a cost estimate for stabilizing the road and storage area. This cost estimation for stabilization is approximately \$500,000. This cost does not include mobilization and the required culvert. There are several updates to finalize and bring back to the County. This will be brought back at the budget meeting.

District Manager –

Ms. Mullins stated the next meeting is scheduled for March 25, 2026. The budget workshop will be held at 4:30 p.m. She noted that she is unavailable for the April 30th meeting and recommended that the meeting is rescheduled to April 23rd at the same time and location. The Board agreed to move the meeting to April 23rd. Ms. Mullins will email out an updated calendar invite.

There was brief discussion regarding speed bumps in the community. Mr. Hamstra gave an overview of speed bumps, speed humps and speed tables. He noted these would have to be approved by the County

and there would have to be a show of favorable support from the residents. Mr. Hamstra will follow up with the County on requirements and cost. This item will be placed on the agenda.

Ms. Mullins noted the Florida Natives Sculpture and other signage refurbishment has been completed.

Ms. Mullins gave an update regarding the striping request on Five Oaks Drive. She noted the County met on February 17th and is progressing through the issue. She will provide updates as they are received.

Supervisor Requests and Audience Comments

Ms. Phillips recommended redoing the soccer field or putting a practice field next to the current field. Mr. Lomasney will provide a proposal.

Mr. Leet requested a new Zoom account for the District with the new email address.

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

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the February 26, 2026, at 8:28 p.m., Board of Supervisors' Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

Discussion Items



Harmony Community Development District

**Status on Board Member Discussions with County
For Parking Ordinance**



Harmony Community Development District

Parking at the Swim Club Pool for Golf Carts



Harmony Community Development District

Extra OCPS Swim Lessons Beginning in April

Blake Firth

From: Laura Stenberg <laura.stenberg@osceolaschools.net>
Sent: Tuesday, March 10, 2026 12:42 PM
To: Blake Firth
Subject: Pool Use - Addtional Schools

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

Hello Blake,

I was wondering if it would be possible for us to use the Harmony Pool for 3 other schools' swim program. The Chris Lyle pool in St. Cloud is closing April 1st and we had 8 schools scheduled to swim there starting April 1st. I am hurrying to find a solution for these 8 schools and your help would be greatly appreciated.

The following schools I would send to Harmony:

Hickory Tree ES - April 6-17

Voyager K8 - April 20-May 1

Narcoossee ES - May 11-22

Thank you,

Laura Stenberg

Physical Education and Athletics Resource Teacher

School District of Osceola County

817 Bill Beck Blvd Kissimmee, FL 34744

407-518-2917

(Internal) x65606



District Mission: "Education which inspires all to their highest potential."

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Harmony Community Development District

Speeding Concerns on Five Oaks Drive

Blake Firth

From: Mike Porcaro <mike1972430@gmail.com>
Sent: Tuesday, March 10, 2026 6:56 PM
To: Ask Harmony CDD
Subject: Five oaks

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

Community Safety Concern – Five Oaks Drive

Good evening,

I would like to bring up an ongoing safety issue that I previously mentioned at the last CDD meeting regarding Five Oaks Drive. Unfortunately, the speeding problem continues and seems to be getting worse. At times it feels like the “Indy 500,” with vehicles traveling at extremely high speeds. Just recently, a car passed by at approximately 70 miles per hour.

This is a serious safety concern for residents, pedestrians, and children in the neighborhood. It is only a matter of time before someone gets seriously hurt or worse.

I did reach out to the Osceola County Sheriff’s Office about the issue, but they indicated they do not have the resources to consistently monitor the area.

With that in mind, I would like to ask if the CDD board could discuss potential traffic-calming solutions such as speed bumps, traffic circles, or other roadway design changes (for example, a landscaped circle or island in the middle of the road) that could help slow traffic down.

I believe taking proactive steps now could prevent a future accident and improve safety for everyone in the community.

Thank you for your time and consideration

Mike Porcaro

6925 five oaks drive

978-987-6860



Harmony Community Development District

Cat Brier Trail Resurfacing



Indian Grass Rd

Cat Brier Tr

Lakeshore park

Hope Delivers

Primrose Willow Dr

Cat Brier Tr

Bracken Fern Dr

Harmony Dog Park

Access Air

ttonbush Loop

Blake Firth

From: Blake Firth
Sent: Friday, March 13, 2026 1:20 PM
To: Blake Firth
Subject: FW: Cat Brier Trail Resurfacing
Attachments: Cat Brier Trail Resurfacing .jpg

Importance: High

From: Matthew Perry <Matthew.Perry@osceola.org>
Sent: Wednesday, March 11, 2026 3:05 PM
To: Montagna, Angel <Angel.Montagna@inframark.com>
Cc: Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>; Perez, Michael <michael.perez@inframark.com>
Subject: Cat Brier Trail Resurfacing

This Message Is From an External Sender

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

Good afternoon,

Cat Brier Trail, from Five Oaks Drive to Schoolhouse Road, is tentatively scheduled for resurfacing from March 24 through March 31, 9 a.m. to 5 p.m.

Message boards will be placed to notify residents and local traffic starting March 18.

To ensure a smooth and safe paving operation, we kindly ask that:

- Residents **do not park** vehicles along this section of the roadway during the work (this helps prevent damage to the new surface and allows crews full access).
- All sprinklers/irrigation systems be turned off during the paving operations (water can interfere with the asphalt setting properly).

We appreciate your cooperation and understanding. If you have any questions, please feel free to reach out to me.

Thank you,
Matthew Perry
Osceola County
Resurfacing Supervisor
407-742-7515
Matthew.perry@osceola.org



Harmony Community Development District

Dog Training Sessions by WolfPack Instincts, LLC

Blake Firth

From: Lori Zeiler <info@wolfpackinstincts.com>
Sent: Saturday, March 14, 2026 3:54 PM
To: Ask Harmony CDD
Subject: Request to Use Community Field for Dog Training Activities

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

Hello,

My name is Lori Zeiler and I am a resident of Harmony as well as the owner of WolfPack Instincts, LLC, a local professional dog training business. I live on Dark Sky Dr.

I am reaching out to see if it would be allowed and if so what steps I need to take to use the grass area to the right of the Lakeshore parking lot (opposite side of parking lot from the basketball court.) The usage would be for small group dog training and enrichment activities. These may include structured classes as well as lure course exercise where dogs chase a moving lure in a controlled and enclosed setup.

For safety, temporary fencing would be set up during lure course activities and removed afterward. All dogs would remain under handler supervision, and the area would be kept clean and left as it was found.

Lure course sessions would typically run within a limited time window (for example 8:00–10:00 AM to avoid heat) with dogs scheduled in short time slots so only one dog runs at a time. Classes would be small group sessions lasting approximately 45–60 minutes.

My business is a registered LLC and I carry liability insurance. All participants will sign a liability waiver prior to participating that releases WolfPack Instincts, LLC as well as the community property owners, HOA, and CDD from liability related to participation.

As both a resident and professional trainer, my goal is to provide safe enrichment and training opportunities that support responsible neighborhood dog ownership while being respectful of the shared space and neighborhood guidelines.

If needed, I would be happy to provide proof of insurance or any additional information. I would also gladly coordinate with the CDD regarding appropriate days, times, or any requirements that should be followed.

I would ensure that activities do not interfere with normal use of the area and would fully follow any guidelines the CDD prefers regarding scheduling or use of the space.

Thank you very much for your time and consideration.

Blake Firth

From: Lori Zeiler <info@wolfpackinstincts.com>
Sent: Thursday, March 19, 2026 3:42 PM
To: Ask Harmony CDD
Subject: Re: Request to Use Community Field for Dog Training Activities
Attachments: Pet Care Certificate of Liability.pdf

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

Thank you for the follow up.

Please find my Certificate attached for insurance.

With regards to the sessions, most would be paid yes. However, I have been thinking of possibly doing a free session but that decision has not been made yet.

With regards to the spaces, the spot to right of parking lot at Buck Lake looks rarely used and away from any houses so thought that would be an ideal spot. I do not think that spot was listed on your list of areas that included the costs but I would not be utilizing any Gazeebos, just the grass. The market area with the stage would be great, but that looked to be listed at \$200 per event which is way more then I would even be charging :).

Appreciate your follow up!

Lori Zeiler - WolfPack Instincts

On Thu, Mar 19, 2026 at 3:29 PM Ask Harmony CDD <askharmonybdd@pfm.com> wrote:

Good afternoon, Lori,

Just wanted to follow up on the below. Would you mind providing the Certificate of Liability Insurance you have? And could you confirm that these are paid sessions?

Thanks,

Blake Firth

Assistant District Manager

He/Him



Harmony Community Development District

Payment Authorizations Nos. 021 – 024

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 21
2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
95027	Berman Construction LLC (HARCDD)	01/31/2026	Harmony CDD	155.44
2698139	DoorKing Inc. (HARCDD)	02/19/2026	Harmony CDD	49.95
2019026	Osceola County Prop. Appraiser (HARCDD)	02/09/2026	Harmony CDD	1,530.61
35419_021926	Toho Water Authority (HARCDD)	02/19/2026	Harmony CDD	0.00
191677	United Land Services (HARCDD)	02/17/2026	Harmony CDD	3,805.00
191679	United Land Services (HARCDD)	02/17/2026	Harmony CDD	15,242.50
191681	United Land Services (HARCDD)	02/17/2026	Harmony CDD	6,112.00
1587148W460	Waste Connections of Florida (HARCDD)	02/15/2026	Harmony CDD	477.70
Total:				27,373.20

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 22

2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
40558235	Imperial Dade (HARCDD)	02/04/2026	Harmony CDD	1,990.33
03760-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	1,825.20
12210-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	364.56
19280-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	254.44
25108-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	35.20
33910-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	421.84
33920-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	407.52
35419-022426CR	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	0.00
41279-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	1,634.82
46710-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	31.62
48250-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	1,897.45
48380-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	96.06
55740-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	897.58
62780-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	171.24
74910-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	47.43
74920-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	13.36
74940-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	278.28
74950-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	43.85
74980-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	93.97
74990-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	203.91
75000-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	911.80
84380-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	1,529.30
84390-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	984.31
84410-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	2,179.41
84420-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	960.89
84430-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	261.61
84440-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	93.35
85210-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	461.63
90300-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	91.99
90660-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	62.53
90670-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	10.24
90680-022426	Toho Water Authority (HARCDD)	02/24/2026	Harmony CDD	673.88
192083	United Land Services (HARCDD)	02/20/2026	Harmony CDD	3,500.00
1290184	Wayne Automatic Fire Sprinkler (HARCDD)	02/17/2026	Harmony CDD	2,165.00
Total:				24,594.60

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 23

3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.02.26	Brittany Coronel (HARCDD)	02/26/2026	Harmony CDD	200.00
INV-022526	Centerline Production Inc (HARCDD)	02/25/2026	Harmony CDD	11,141.00
2026.02.26	Daniel Leet (HARCDD)	02/26/2026	Harmony CDD	200.00
109184-01-01	GameTime	03/03/2026	Harmony CDD	452.41
2026.02.26	Joellyn M. Phillips (HARCDD)	02/26/2026	Harmony CDD	200.00
2026.02.26	Juliet Nichols Williams (HARCDD)	02/26/2026	Harmony CDD	200.00
3704092	Kutak Rock LLP (HARCDD)	02/28/2026	Harmony CDD	5,458.00
F7BA084D-0141	Osceola News-Gazette (HARCDD)	03/02/2026	Harmony CDD	84.40
140987	PFM Group Consulting LLC (HARCDD)	03/03/2026	Harmony CDD	14,203.50
OE-EXP-03-2026-13	PFM Group Consulting LLC (HARCDD)	03/04/2026	Harmony CDD	267.35
1997500030626	Spectrum Business (HARCDD)	03/06/2026	Harmony CDD	130.00
1997518022826	Spectrum Business (HARCDD)	02/28/2026	Harmony CDD	120.00
74960-030426	Toho Water Authority (HARCDD)	03/04/2026	Harmony CDD	47.43
190346	United Land Services (HARCDD)	01/31/2026	Harmony CDD	390.00
193435	United Land Services (HARCDD)	02/28/2026	Harmony CDD	910.00
193835	United Land Services (HARCDD)	03/04/2026	Harmony CDD	60,782.67
8261	VGlobalTech (HARCDD)	03/01/2026	Harmony CDD	210.00
1278791	Wayne Automatic Fire Sprinkler (HARCDD)	12/28/2025	Harmony CDD	400.00

Total: 95,396.76

Secretary / Assistant Secretary

Chairman / Vice Chairman

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 24

3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39921-031026	OUC (HARCDD)	03/10/2026	Harmony CDD	13,715.77
DM-03-2026-25	PFM Group Consulting LLC (HARCDD)	03/05/2026	Harmony CDD	5,416.67
324248	Spies Pool LLC (HARCDD)	01/09/2026	Harmony CDD	2,622.00
58389_031026	Toho Water Authority (HARCDD)	03/10/2026	Harmony CDD	192.72
Total:				21,947.16

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

February 2026 Financial Report

February 28, 2026

PFM Group Consulting LLC

3501 Quadrangle Blvd.,

Suite 270

Orlando, Florida 32817

Tel: 407-723-5900



DISTRICT FINANCIAL REPORT SUMMARY

Period Ending February 28, 2026

This report provides a summary of the District's financial activity for the first five (5) months of the 2026 fiscal year ending February 28, 2026. Key areas reviewed include assessment revenues, operational expenditures, fund balances, and debt service funding.

1. Operations and Maintenance Assessment Summary:

During the past five months, the District received assessment revenue totaling **\$2,432,740.85** for Operations and Maintenance. Adjustments related to early payment discounts and tax collection fees resulted in net **assessment revenue of \$2,293,054.45**. Additional assessment revenue of **\$476,666.55** is still anticipated.

Table 1: Operations & Maintenance Assessment Activity

Description	Amount (USD)
Gross On-Roll Assessment Received	\$2,432,740.85
Early-Payment Discounts	(\$93,247.96)
Tax Collector Fees	(\$46,438.44)
Net Assessment Revenue	\$2,293,054.45
Anticipated Remaining Revenue	\$476,666.55

2. Garden Lot Revenue and Expenditures:

For the four-months period ending February 28, 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 February 28, 2026, the District's checking account balance was **\$1,307,737.81**. When combined with anticipated assessment revenue of \$476,666.25, total available revenue amounted to **\$1,784,404.06**. Given the District's average monthly expenditure of **\$205,349.17**, current cash reserves are sufficient to support ongoing operations and remain aligned with the approved annual budget.

February 2026 expenditures:

1. **ULS** – Square Enhancement landscaping - \$6,112.00
2. **ULS** – Tree removal for Crepe Myrtle - \$3,805.00
3. **Plummer Painting Company** - Sculpture painting - \$6,421.00
4. **ULS** - Dog Park Enhancement - \$15,242.50
5. **Jose Enrique Fence** – Dog Park Fence - \$9,500.00
6. **ULS** – Winter annuals plant replacement - \$3,500.00
7. **ULS** – Irrigation repairs to mainline and backflow repairs - \$11,399.15

Conclusion

The District's financial activity for the period reflects strong revenue performance, controlled expenditure, and a stable cash position. Net Operations and Maintenance assessment collections remain on track, with additional revenue still anticipated to support ongoing needs. Garden Lot activity continues to generate a modest surplus.

With over \$1.78 million in available revenue and average monthly expenditures of approximately \$205,349, the District maintains sufficient reserves to fund operations and remain aligned with the approved budget. Overall, financial conditions remain healthy, and current resources are adequate to sustain planned initiatives and operational commitments.



Harmony CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 1,307,737.81				\$ 1,307,737.81
Restricted Deposit Account - #8909	3,475.43				3,475.43
General Reserve Account - #3607	1,875,029.91				1,875,029.91
Assessments Receivable	474,440.67				474,440.67
Assessments Receivable		\$ 197,274.03			197,274.03
Due From Other Funds		13,051.40			13,051.40
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		1,542,733.23			1,542,733.23
Prepayment - 2014 Bond		2,015.08			2,015.08
Assessments Receivable			\$ 69,846.49		69,846.49
Due From Other Funds			5,629.45		5,629.45
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			646,767.83		646,767.83
Prepayment - 2015 Bond			47,381.89		47,381.89
Total Current Assets	<u>\$ 3,660,683.82</u>	<u>\$ 2,362,386.24</u>	<u>\$ 1,109,625.66</u>	<u>\$ -</u>	<u>\$ 7,132,695.72</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 3,186,210.53	\$ 3,186,210.53
Amount To Be Provided				7,343,789.47	7,343,789.47
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,530,000.00</u>	<u>\$ 10,530,000.00</u>
Total Assets	<u><u>\$ 3,660,683.82</u></u>	<u><u>\$ 2,362,386.24</u></u>	<u><u>\$ 1,109,625.66</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 17,662,695.72</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 73,702.56				\$ 73,702.56
Due To Other Funds	18,680.87				18,680.87
Deposits Payable	2,500.00				2,500.00
Deferred Revenue	474,440.67				474,440.67
Deferred Revenue		\$ 197,274.03			197,274.03
Deferred Revenue			\$ 69,846.49		69,846.49
Total Current Liabilities	<u>\$ 569,324.10</u>	<u>\$ 197,274.03</u>	<u>\$ 69,846.49</u>	<u>\$ -</u>	<u>\$ 836,444.62</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 10,530,000.00	\$ 10,530,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,530,000.00</u>	<u>\$ 10,530,000.00</u>
Total Liabilities	<u><u>\$ 569,324.10</u></u>	<u><u>\$ 197,274.03</u></u>	<u><u>\$ 69,846.49</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 11,366,444.62</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	(93,247.95)				(93,247.95)
Net Assets - General Government	1,465,515.09				1,465,515.09
Current Year Net Assets - General Government	1,446,411.48				1,446,411.48
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		749,091.64			749,091.64
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			209,135.81		209,135.81
Total Net Assets	<u><u>\$ 3,091,359.72</u></u>	<u><u>\$ 2,165,112.21</u></u>	<u><u>\$ 1,039,779.17</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 6,296,251.10</u></u>
Total Liabilities and Net Assets	<u><u>\$ 3,660,683.82</u></u>	<u><u>\$ 2,362,386.24</u></u>	<u><u>\$ 1,109,625.66</u></u>	<u><u>\$ 10,530,000.00</u></u>	<u><u>\$ 17,662,695.72</u></u>



Harmony CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$ 2,432,740.85				\$ 2,432,740.85
Assessment - Refund and Discounts	(93,247.95)				(93,247.95)
Garden Lot	800.00				800.00
Facility Rental Revenue	430.00				430.00
On-Roll Assessments - 2014 Bond		\$ 975,631.72			975,631.72
Assessment Refund / Discounts		(37,396.37)			(37,396.37)
On-Roll Assessments - 2015 Bond			\$ 420,815.46		420,815.46
Other Assessments - Prepayment			43,470.08		43,470.08
Assessment Refund / Discounts			(16,130.03)		(16,130.03)
Total Revenues	\$ 2,340,722.90	\$ 938,235.35	\$ 448,155.51	\$ -	\$ 3,727,113.76
Expenses					
Supervisor Fees	3,400.00				3,400.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	6,691.05				6,691.05
Management	27,083.35				27,083.35
Field Management	137,931.00				137,931.00
Engineering	28,057.50				28,057.50
Assessment Collection Cost	46,438.44				46,438.44
Disclosure Agent	2,200.00				2,200.00
Property Appraiser	1,530.61				1,530.61
District Counsel	12,550.07				12,550.07
Audit	4,400.00				4,400.00
Postage & Shipping	62.39				62.39
Legal Advertising	524.82				524.82
Miscellaneous / Contingency	50.60				50.60
Meeting Room	1,050.00				1,050.00
Web Site Maintenance	2,490.00				2,490.00
Operating Supplies - Fuel, Oil, etc.	1,311.32				1,311.32
Dues, Licenses, and Fees	175.00				175.00
Security	787.75				787.75
Security - Wifi	1,292.93				1,292.93
Electric	13,681.67				13,681.67
Refuse Removal	2,337.34				2,337.34
Water-Sewer	129,668.28				129,668.28
R&M - Ponds/Buck, Lake/Drainage	3,250.00				3,250.00
Irrigation Repairs	16,414.20				16,414.20
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	2,663.20				2,663.20
Pond Maintenance	10,800.00				10,800.00
Landscaping Maintenance & Material	303,913.35				303,913.35
Landscape Improvements	6,862.00				6,862.00
Tree Trimming	3,805.00				3,805.00
Miscellaneous / Contingency	9,463.13				9,463.13
Parks & Facilities	43,003.69				43,003.69
Garden Lot Expenses	601.04				601.04
Invasive Plant Maintenance	1,167.50				1,167.50
Mulch	77,600.00				77,600.00
Annuals	7,000.00				7,000.00
Streetlights	54,481.22				54,481.22
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 18,623.77			18,623.77
Principal Payments - 2014 Bond		20,000.00			20,000.00
Interest Payments - 2014 Bond		171,281.25			171,281.25
Collection Agent - 2015 Bond			\$ 8,032.93		8,032.93
Principal Payments - 2015 Bond			135,000.00		135,000.00
Interest Payments - 2015 bond			106,600.00		106,600.00
Total Expenses	\$ 1,026,745.84	\$ 209,905.02	\$ 249,632.93	\$ -	\$ 1,486,283.79
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 39,186.47				\$ 39,186.47
Interest Income		\$ 20,761.31			20,761.31
Interest Income			\$ 10,613.23		10,613.23
Total Other Revenues (Expenses) & Gains (Losses)	\$ 39,186.47	\$ 20,761.31	\$ 10,613.23	\$ -	\$ 70,561.01
Change In Net Assets	\$ 1,353,163.53	\$ 749,091.64	\$ 209,135.81	\$ -	\$ 2,311,390.98
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	\$ 3,091,359.72	\$ 2,165,112.21	\$ 1,039,779.17	\$ -	\$ 6,296,251.10



Harmony CDD
Budget to Actual
For the Month Ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 2,432,740.85	\$ 1,227,712.92	\$ 1,205,027.93	\$ 2,946,511.00	82.56%
Assessment - Refund and Discounts	(93,247.95)	(49,108.33)	(44,139.62)	(117,860.00)	79.12%
Facility Rental Revenue	430.00	-	430.00	-	0.00%
Garden Lot	800.00	-	800.00	-	0.00%
Net Revenues	\$ 2,340,722.90	\$ 1,178,604.58	\$ 1,162,118.32	\$ 2,828,651.00	82.75%

Expenditures

Administrative Expenses

Supervisor Fees	\$ 3,400.00	\$ 5,833.33	\$ (2,433.33)	\$ 14,000.00	24.29%
FICA Expense	-	446.67	(446.67)	1,072.00	0.00%
Trustee Services	6,691.05	4,166.67	2,524.38	10,000.00	66.91%
Management	27,083.35	27,083.33	0.02	65,000.00	41.67%
Engineering	28,057.50	31,250.00	(3,192.50)	75,000.00	37.41%
Assessment Collection Cost	46,438.44	24,554.17	21,884.27	58,930.00	78.80%
Disclosure Agent	2,200.00	916.67	1,283.33	2,200.00	100.00%
Property Appraiser	1,530.61	416.67	1,113.94	1,000.00	153.06%
District Counsel	12,550.07	31,250.00	(18,699.93)	75,000.00	16.73%
Recording Secretary	-	833.33	(833.33)	2,000.00	0.00%
Audit	4,400.00	2,083.33	2,316.67	5,000.00	88.00%
Arbitrage Calculation	-	625.00	(625.00)	1,500.00	0.00%
Postage & Shipping	62.39	416.67	(354.28)	1,000.00	6.24%
Legal Advertising	524.82	500.00	24.82	1,200.00	43.74%
Special Assessment Fees	-	3,791.67	(3,791.67)	9,100.00	0.00%
Miscellaneous / Contingency	50.60	-	50.60	-	0.00%
Meeting Room	1,050.00	2,083.33	(1,033.33)	5,000.00	21.00%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Website Maintenance	2,490.00	-	2,490.00	-	0.00%
Total Administrative Expenses	\$ 136,703.83	\$ 136,323.75	\$ 380.08	\$ 327,177.00	41.78%

Field Expenses

Field Management	\$ 137,931.00	\$ 137,931.25	\$ (0.25)	\$ 331,035.00	41.67%
Total Field Expenses	\$ 137,931.00	\$ 137,931.25	\$ (0.25)	\$ 331,035.00	41.67%

Security Expenses

Security	\$ 787.75	\$ 12,500.00	\$ (11,712.25)	\$ 30,000.00	2.63%
Security - Wifi	1,292.93	2,500.00	(1,207.07)	6,000.00	21.55%
Total Security Expenses	\$ 2,080.68	\$ 15,000.00	\$ (12,919.32)	\$ 36,000.00	5.78%

Utility Expenses

Electric	\$ 13,681.67	\$ 17,916.67	\$ (4,235.00)	\$ 43,000.00	31.82%
Refuse Removal	2,337.34	1,666.67	670.67	4,000.00	58.43%
Water-Sewer	129,668.28	93,750.00	35,918.28	225,000.00	57.63%
Streetlights	54,481.22	66,666.67	(12,185.45)	160,000.00	34.05%
Repair & Maintenance - Streetlights	-	4,166.67	(4,166.67)	10,000.00	0.00%
Total Utility Expenses	\$ 200,168.51	\$ 184,166.67	\$ 16,001.84	\$ 442,000.00	45.29%



Harmony CDD
Budget to Actual
For the Month Ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 303,913.35	\$ 310,996.67	\$ (7,083.32)	\$ 746,392.00	40.72%
Landscaping Improvements	6,862.00	-	6,862.00	-	0.00%
Tree Trimming	3,805.00	16,666.67	(12,861.67)	40,000.00	9.51%
Parks & Facilities	43,003.69	22,916.67	20,087.02	55,000.00	78.19%
Garden Lot Expenses	601.04	833.33	(232.29)	2,000.00	30.05%
Invasive Plant Maintenance	1,167.50	20,833.33	(19,665.83)	50,000.00	2.34%
Mulch	77,600.00	32,227.92	45,372.08	77,347.00	100.33%
Annuals	7,000.00	5,833.33	1,166.67	14,000.00	50.00%
Irrigation	16,414.20	12,500.00	3,914.20	30,000.00	54.71%
Total Landscaping & Irrigation Expenses	\$ 460,366.78	\$ 266,184.75	\$ 37,558.86	\$ 1,014,739.00	45.37%
<u>General Expenses</u>					
Pond Maintenance	\$ 10,800.00	\$ -	\$ 10,800.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	3,250.00	20,833.33	(17,583.33)	50,000.00	6.50%
Amenity - Pool Maintenance	20,871.50	25,000.00	(4,128.50)	60,000.00	34.79%
Repair & Maintenance - Vehicles	2,195.89	6,250.00	(4,054.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	2,663.20	4,166.67	(1,503.47)	10,000.00	26.63%
Roads & Alleyway	-	4,166.67	(4,166.67)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	62,500.00	(51,381.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	1,311.32	3,333.33	(2,022.01)	8,000.00	16.39%
Transfer to Reserve	280,000.00	116,666.67	163,333.33	280,000.00	100.00%
Capital Outlay - Vehicles	-	6,250.00	(6,250.00)	15,000.00	0.00%
Miscellaneous / Contingency	9,463.13	20,833.33	(11,370.20)	50,000.00	18.93%
Total General Expenses	\$ 341,674.04	\$ 270,000.00	\$ 71,674.04	\$ 648,000.00	52.73%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 12,375.00	\$ (6,886.00)	\$ 29,700.00	18.48%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
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	\$ 27,821.00	\$ 12,375.00	\$ 15,446.00	\$ 29,700.00	93.67%
Total Expenditures	\$ 1,306,745.84	\$ -	\$ 128,141.26	\$ 2,828,651.00	46.20%
Income (Loss) from Operations	\$ 1,033,977.06	\$ -	\$ 1,033,977.06	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 39,186.47	\$ -	\$ 39,186.47	\$ -	
Total Other Income (Expense)	\$ 39,186.47	\$ -	\$ 39,186.47	\$ -	
Net Income (Loss)	\$ 1,073,163.53	\$ -	\$ 1,073,163.53	\$ -	



HARMONY SUPPORTING WORKSHEET



FY 2026 Harmony Net Assessment

Date	Total assessment	O&M	2014 DS	2015 DS	Total without Interest	
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
2026.02.09	\$ 47,826.43	\$ 30,384.85	\$ 12,185.61	\$ 5,255.97	\$ 47,826.43	
2026.02.09	\$ 3,398.24	\$ 2,158.95	\$ 865.83	\$ 373.46	\$ 3,398.24	
Total Collected	\$ 3,611,833.30	\$ 2,260,510.64	\$ 906,560.16	\$ 391,023.07	\$ 3,609,318.54	



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	3,316.65	1,851.14	24,787.68		1,535,749.92
2/1/2026	1,535,749.92	4,532.81	1,809.74	640.76		1,542,733.23
3/1/2026	1,542,733.23					1,542,733.23
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	1,897.74	1,466.90	276.34		646,767.83
3/1/2026	646,767.83					646,767.83
4/1/2026						-
5/1/2026						-
6/1/2026						-
7/1/2026						-
8/1/2026						-
9/1/2026						-

* Amount transferred out to make November 2025 bond payment



HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
OUC	9899239921	5CR94075/5CM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91
OUC	9899239921	5CR94331/5CM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 25.05	\$ 24.91
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40
OUC	9899239921	5CR94088/5CM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05
OUC	9899239921	5CR96198/5CM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56	\$ 25.81	\$ 25.81
OUC	9899239921	5CR94288/5CM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR95104/5CM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30	\$ 25.56	\$ 25.44
OUC	9899239921	5CR94329/5CM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 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	\$ 24.91
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30	\$ 25.30	\$ 25.30
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15	\$ 2,164.85	\$ 2,432.31
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77	\$ 62.23	\$ 64.74
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67	\$ 33.70	\$ 33.96
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27
OUC	9899239921	5CR88761/5CM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29	\$ 140.21	\$ 570.64
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60	\$ 60.58	\$ 35.00
OUC	9899239921	5ZR21255	7000 E. IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38	\$ 57.88	\$ 58.91
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 25.05
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72	\$ 71.32	\$ 70.68
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59	\$ 31.90	\$ 27.63
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27
OUC	9899239921	5CR98422/5CM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$ 24.40
OUC	9899239921	5CR97294/5CM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20	\$ 26.59	\$ 26.59
OUC	9899239921	5CR94090/5CM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11	\$ 197.22	\$ 245.17
OUC	9899239921	5CR94089/5CM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83	\$ 30.99	\$ 31.90
OUC	9899239921	5CR94091/5CM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52	\$ 39.38	\$ 47.92
OUC	9899239921	MAINTENANCE	Neighborhood 01/0 CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52	\$ 305.84	\$ 309.45
OUC	9899239921	MAINTENANCE	Neighborhood J/0 CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64	\$ 513.83	\$ 520.07
OUC	9899239921	MAINTENANCE	Neighborhood I/0 CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64	\$ 750.70	\$ 759.56
OUC	9899239921	MAINTENANCE	Neighborhood H2/0 CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41	\$ 267.42	\$ 270.94
OUC	9899239921	MAINTENANCE	Harmony Track K/0 OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88	\$ 519.77	\$ 523.37
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/0 FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08	\$ 138.42	\$ 139.04
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08	\$ 597.14	\$ 603.31
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21	\$ 217.14	\$ 219.39
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95	\$ 977.14	\$ 987.23
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71	\$ 403.10	\$ 407.13
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25	\$ 673.14	\$ 680.09
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87	\$ 380.00	\$ 383.93
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77	\$ 901.14	\$ 910.45
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48	\$ 2,638.27	\$ 2,665.53
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60	\$ 825.14	\$ 833.67
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65	\$ 686.30	\$ 694.87
OUC	9899239921	MAINTENANCE	Neighborhood F/0 SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40	\$ 272.50	\$ 275.02

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	
		001-053-1000-43-01		Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45	\$ 3,264.62	\$ 3,993.10
		001-054-1000-43-02		Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14	\$ 11,066.99	\$ 11,183.05
				TOTAL OUC	\$ 13,697.38	\$ 14,179.95	\$ 12,237.59	\$ 14,331.61	\$ 15,176.15
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02	\$ 130.00	\$ 130.00	
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	
				TOTAL SPECTRUM	\$ 253.98	\$ 116.02	\$ 246.02	\$ 250.00	\$ 250.00
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	\$ 93.97	\$ 118.26	\$ 47.43	
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94	\$ 16.94	\$ 13.36	
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ 203.91	\$ 1877.88	\$ 820.08	\$ 278.28	
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 86.81	\$ 93.97	\$ 43.85	
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94	\$ 83.23	\$ 47.43	
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39	\$ 118.26	\$ 93.97	
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65	\$ 221.04	\$ 203.91	
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08	\$ 110.97	\$ 911.80	
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55	\$ 3,393.75	\$ 1,529.30	
Toho Water	001525420-000784390	60910380	0 SCHOOLHOUSE ROAD LSH02	\$ 284.53	\$ 744.45	\$ 758.77	\$ 783.83	\$ 984.31	
Toho Water	001525420-000784410	62751435	0 CAT BRIER TRAIL PARK	\$ 4,327.74	\$ 1,661.39	\$ 2,630.50	\$ 3,835.31	\$ 2,179.41	
Toho Water	001525420-000784420	71971009	0 HARMONY SQUARE DRIVE W	\$ 923.80	\$ 1,229.26	\$ 1,212.13	\$ 1,521.59	\$ 960.89	
Toho Water	001525420-000784430	62751434	0 HARMONY SQUARE DRIVE W	\$ 419.45	\$ 490.73	\$ 369.01	\$ 300.99	\$ 261.61	
Toho Water	001525420-000784440	19420047	0 HARMONY SQUARE DRIVE W	\$ 369.37	\$ 505.05	\$ 580.23	\$ 866.63	\$ 93.35	
Toho Water	001525420-000785210	71947550	0 FIVE OAKS DRIVE RM	\$ 225.06	\$ 957.71	\$ 1,431.64	\$ 2,014.06	\$ 461.63	
Toho Water	001525420-000790300	17006879	7255 FIVE OAKS DRIVE CABAN	\$ 85.61	\$ 135.31	\$ 70.33	\$ 70.33	\$ 91.99	
Toho Water	001525420-000790660	19001670	7255 FIVE OAKS DRIVE POOL	\$ 102.33	\$ 47.59	\$ 45.10	\$ 70.00	\$ 62.53	
Toho Water	001525420-000790670	21017675	7255 FIVE OAKS DRIVE SHOWR	\$ 3.70	\$ 12.73	\$ 10.24	\$ 7.75	\$ 10.24	
Toho Water	001525420-000790680	52168456	7255 FIVE OAKS DRIVE RECLM	\$ 168.08	\$ 372.88	\$ 355.68	\$ 441.68	\$ 673.88	
Toho Water	001525420-000812210	63309511	3300 SCHOOLHOUSE ROAD RM	\$ 1,084.69	\$ 1,333.12	\$ 824.93	\$ 1,190.37	\$ 364.56	
Toho Water	001525420-000819280	19001667	3300 SCHOOLHOUSE ROAD PARK	\$ 267.05	\$ 167.80	\$ 178.63	\$ 438.55	\$ 254.44	
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62	\$ 31.62	\$ 31.62	
Toho Water	001525420-000855740	68934780	0 SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62	\$ 768.58	\$ 897.58	
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86	\$ 1,964.82	\$ 1,825.20	
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35	\$ 1,364.57	\$ 421.84	
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88	\$ 1,213.21	\$ 407.52	
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	\$ 1,897.45	
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00	\$ 96.06	\$ 96.06	
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20	\$ 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	\$ 171.24	
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	\$ 565.04	\$ 192.72	\$ (270.42)	
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04	\$ 214.20	\$ 203.46	
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22	\$ 1,901.42	\$ 1,634.82	
				TOTAL TOHO WATER	\$ 25,734.23	\$ 29,236.07	\$ 23,252.63	\$ 30,021.95	\$ 16,919.74
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	
				TOTAL WASTE CONNECTIONS	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70



Harmony Community Development District

Proposals from ULS

ULS Work Authorizations

Agenda #	Work Auth #	Description	Amount
1	221399	Buck Lake Soccer Field Replacement	\$57,452.56
2	221591	Root Shaving and Sod At 3315 School House Road	\$1,373.00
	Total:		\$58,825.56

ADDITIONAL SERVICES ORDER NO. 221399
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated March 20, 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. **221399**, dated **March 20, 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 **Fifty Seven Thousand, Four Hundred Fifty Two Dollars and Fifty Six Cents (\$57,452.56)** 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 #221399

Date: 3/20/2026

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Buck Lake Soccer Field Replacement



This proposal is for replacing the soccer field located at Buck Lake. This includes an Herbicide application before removal. Then installing 24,000 SQFT of Bermuda Celebration turf. Once installed the new turf will have to be rolled and top dressed (2) times with in (30) days of an 80/20 blend of sand and sterile command compost. This will help the soil conditions as well as keep the new turf Uniform. This project will require the field to be closed for (60) days. Details are as follows

Default Group

\$57,452.56

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				\$57,452.56
Bermuda Celebration Turf Installed-	24,000.00	Sq Ft	\$2.25	\$54,000.00
Top dressing applications 80/20 Blend	1.00	ea	\$2,575.00	\$2,575.00
6" Rotors	12.00	ea	\$73.13	\$877.56
PROJECT TOTAL:				\$57,452.56

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs,

and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Nicholas Lomasney

Date 3/20/2026

United Land Services

By _____

Date _____

Harmony CDD

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**ADDITIONAL SERVICES ORDER NO. 221591
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated March 20, 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. **221591**, dated **March 20, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand, Three Hundred Seventy Three Dollars and Zero Cents (\$1,373.00)** 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 #221591

Date: 3/20/2026

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Root Shaving and Sod At 3315 School House Road



This proposal is for shaving down the top-level roots located at 3315 Scholl house road. We will install (1) pallet of sod Due to turf damage from root grinding. Details are as follows

Default Group **\$1,373.00**

Items	Quantity	Unit	Price/Unit	Price
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Property Improvements**\$1,373.00**

Root Shaving -	1.00	ea	\$473.00	\$473.00
St Augustine Sod Installed-	500.00	Sq Ft	\$1.80	\$900.00
PROJECT TOTAL:				\$1,373.00

Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
 2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
 3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
 4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
 5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
 6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
 7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
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 10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
 11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
 12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
 13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
 14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.
- Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual

inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By _____
Nicholas Lomasney
Date 3/20/2026

United Land Services

By _____
Date _____

Harmony CDD



Harmony Community Development District

Landscape Items



Harmony Community Development District

Boat Status Update



Harmony Community Development District

Swim Club Pool Valve Proposals

Quote 1 – Swim Club Valve Replacement for Harmony

Category	Store	Item Description	Unit Price	Total
Valve Replacement	Spies Pool LLC	Replacing the broken valves on the pool main return line and precoat line. Spies will remove the broken valves and piping manifold, install four new 4" butterfly valves with flanges, flange bolts, pvc pipe and fittings as needed to complete the repair. Price includes all labor for the repair.	\$3,995.00	\$3,995.00
			Grand Total	\$3,995.00

Quote 2 – Swim Club Valve Replacement for Harmony

Category	Store	Item Description	Unit Price	Total
Valve Replacement	Pit Pools LLC	Replace the broken valves on the pool main return line and precoat line. Installation of four new 4" butterfly valves with flanges and flange bolts to complete the repair. Price includes all parts and labor for the repair.	\$4,500.00	\$4,500.00
			Grand Total	\$4,500.00

Quote 3 – Swim Club Valve Replacement for Harmony

Category	Store	Item Description	Unit Price	Total
Valve Replacement	Brown Alvarez Enterprises Inc.	Repairs Services: (4x) 4-inch butterfly valves, 12ft PVC, 8x Couplings, 4x Elbows, Primer & Glue	\$655.00	\$655.00
Valve Replacement	Brown Alvarez Enterprises Inc.	Labor on Services approximately 12 hour job 2x personnel on site. Cleanup & disposal & pressure testing	\$3,150.00	\$3,150.00
			Grand Total	\$3,805.00

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



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

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

3/17/2026

ATTN: MANAGER

THIS BID IS FOR REPLACING THE BROKEN VALVES ON THE POOL MAIN RETURN LINE AND PRECOAT LINE. SPIES WILL REMOVE THE BROKEN VALVES AND PIPING MANIFOLD, INSTALL FOUR NEW 4" BUTTERFLY VALVES WITH FLANGES, FLANGE BOLTS, PVC PIPE AND FITTINGS AS NEEDED TO COMPLETE THE REPAIR. PRICE INCLUDES ALL LABOR FOR THE REPAIR.

TOTAL: \$3,995.00 PLUS TAX

PLEASE NOTE: PRICE IS GOOD FOR 30 DAYS FROM DATE ON BID.

AGREED & ACCEPTED:

NAME _____
TITLE _____
DATE _____

REGARDS,

JOHN DILLON
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

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Pit Pools LLC

Bill To

3500 HARMONY SQUARE DR WEST,
SAINT CLOUD, FL, 34773

Quote #

1

Quote Date

03/17/2026

Description	Amount
THIS BID IS TO REPLACE THE BROKEN VALVES ON THE POOL MAIN RETURN LINE AND PRECOAT LINE. WE WILL INSTALL FOUR NEW 4" BUTTERFLY VALVES WITH FLANGES AND FLANGE BOLTS TO COMPLETE THE REPAIR. PRICE INCLUDES ALLPARTS AND LABOR FOR THE REPAIR.	4,500.00
Quote Total	\$4,500.00



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ESTIMATE

Brown Alvarez Enterprises Inc
11983 Pioneers Way
Apt 2420
Orlando, FL 32832-2879

nelson.alvarez17@gmail.com
+1 (407) 557-2730



Bill to
Berman Corp

Ship to
Berman Corp

Estimate details

Estimate no.: 1054
Estimate date: 03/17/2026

#	Product or service	Description	Qty	Rate	Amount
1.	REPAIRS SERVICES	(4x) 4-inch butterfly valves, 12ft PVC, 8x Couplings, 4x Elbows, Primer & Glue	1	\$655.00	\$655.00
2.	REPAIRS SERVICES	Labor on Services approximately 12 hour job 2x personnel on site. Cleanup & disposal & pressure testing	1	\$3,150.00	\$3,150.00

Total **\$3,805.00**

Ways to pay



Deposit due \$1,755.50

Accepted date

Accepted by



Harmony Community Development District

Sidewalk RFP Update