

Harmony

Community Development District

District Office: 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

The following is the proposed agenda for the continued meeting of the Board of Supervisors for the Harmony Community Development District, scheduled to be held **Thursday, June 11, 2026, at 6:00 p.m. at the Suenos Tenampa Private Room at 7251 Five Oaks Dr., 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: 646-931-3860 & Passcode: 427040#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period

Business Matters

1. Discussion Items:
 1. Operations & Maintenance Methodology
2. Consideration of **Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 & Setting a Public Hearing**
 - A. **Example Notices**
3. Consideration of **Resolution 2026-05, Setting a Public Hearing on the Adoption of Rules of Procedure**
 1. Rules of Procedure
 2. Notice of Rule Development
 3. Notice of Rulemaking

Berman Field Management

4. Consideration of Boat Replacement Proposals
5. Consideration of Sidewalk Pressure Washer Proposals

Other Business

Staff Reports

District Counsel

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.



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

Discussion Items



Harmony Community Development District

Operations & Maintenance Methodology



OPERATION & MAINTENANCE ASSESSMENT METHODOLOGY REPORT FOR THE HARMONY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027

June 2026

Prepared for:

**Members of the Board of Supervisors,
Harmony Community Development District**

Prepared on June 11, 2026

PFM Financial Advisors LLC
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817



OPERATION & MAINTENANCE ASSESSMENT METHODOLOGY REPORT FOR HARMONY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

June 11, 2026

1.0 Introduction

1.1 District Overview

The Harmony Community Development District (“Harmony” or “District”) was established on February 28, 2000. The lands that are encompassed by the District are located in Osceola County, FL and consists of approximately 1,023+/- acres. The geographical boundary of the District when fully developed will be comprised of residential and commercial properties along with public and conservation areas.

The District has installed its capital improvement plan (“CIP”) for the development planned within the District. The District currently provides for the operation and maintenance (“O&M”) of certain capital improvements. These O&M expenses are funded via the collection of annual non-ad valorem special assessments. As the District’s O&M responsibilities vary over time, the District’s O&M expenses may vary on an annual basis to meet the District’s needs. This Operation and Maintenance Expense Assessment Methodology Report (“O&M Methodology Report”) provides a methodology to allocate the annual O&M expenses among the lands and development within the District that receive a special benefit from operation and maintenance activities undertaken by the District.

The methodology described herein allocates the District’s annual O&M expenses to properties based upon the benefits each receives from the operation and maintenance activities. This report is designed to conform to the requirements of Chapters 190 and 170, F.S. with respect to special assessments and is consistent with PFM Financial Advisors LLC (“PFMFA” or “Assessment Consultant”) understanding of Florida law on this subject.

1.2 Budget Overview

The Board of Supervisors (“Board”) is in the process of reviewing and approving its Proposed Budget for Fiscal Year 2027 (“2026-2027 O&M Budget”). The lands within the District have undergone and are undergoing development with the intent of developing a mix of residential and commercial uses. It is appropriate for the District to determine the methodology for both its current O&M operations as well as outline the methodology regarding O&M expenses associated with the forecasted development within the District. This O&M Methodology Report is associated with the 2026-2027 O&M Budget; however, the methodology utilized herein can serve as a basis for allocation of future years operations and maintenance assessments to the extent the assumptions herein remain unchanged.



This O&M Methodology Report contains the recommended O&M assessment methodology (“O&M Methodology”) to be used for allocating the District’s Fiscal Year 2026-2027 O&M Budget, also, for the allocation of O&M assessments in future years. Table 1 summarizes the 2026-2027 O&M Budget on a net basis as well as on a gross basis. The estimated gross assessment is based on the proposed 2026-2027 O&M Budget, and it includes a 6% gross up for an allowance for early payment of assessments and collection fees from the Tax Collector and Osceola County Property Appraiser.

Table 1. District Fiscal Year 2027 O&M Budget

	Proposed FY 2027 Budget	
Revenues:		
On Roll Assessments (net)	\$	2,978,722
Expenditures:		
G&A Expenditures:		
Board of Supervisors	\$	14,000
FICA Taxes	\$	-
Arbitrage Rebate	\$	1,500
Disclosure Agent	\$	2,200
Engineering	\$	75,000
Legal Services	\$	75,000
Management Services	\$	68,500
Property Appraiser	\$	1,600
Recording Secretary	\$	-
Assessment Administration	\$	15,000
Trustee Fees	\$	10,500
Auditing Services	\$	4,500
Postage and Freight	\$	1,000
Meeting Room	\$	4,900
Legal Advertising	\$	2,500
Tax Preparation	\$	60
Assessment Collection Cost	\$	-
Contingency	\$	-
Annual District Filing Fee	\$	175
Website Maintenance	\$	3,720
Total Administrative Expenses	\$	280,155
Field Expenses:		
Field Management	\$	347,586
Miscellaneous / Field Item Material	\$	50,000
Total Field Expenses	\$	397,586
Insurance Expenses:		
General Liability	\$	6,684
Property & Casualty	\$	16,448
Auto Liability & Physical Damage	\$	1,221
Public Officials Liability	\$	4,874
Total Insurance Expenses	\$	29,227



Landscaping & Irrigation Expenses:

Mulch & Pine Straw	\$	85,082
Landscape	\$	783,712
Landscape Improvement	\$	40,000
Annuals	\$	15,400
Parks & facilities	\$	55,000
Irrigation Repairs	\$	35,000
Garden Lot	\$	2,000
Trees Trimming & Removal	\$	-
Wetland Exotic / Invasive Plant	\$	122,000
Miscellaneous	\$	30,000
Total Landscaping & Irrigation Expenses	\$	1,168,194

Security Expenses:

Security	\$	20,000
Security - Wifi	\$	3,600
Total Security Expenses	\$	23,600

Utility Expenses:

Electricity	\$	53,000
Streetlights	\$	155,000
Water & Sewer	\$	336,000
Waste Refuse Removal	\$	6,000
Backflow Certification	\$	5,000
Repair & Mtnce - Stretlights	\$	-
Total Utility Expenses	\$	555,000

General Expenses:

Buck Lake	\$	9,500
Pools Chemical supplies	\$	50,660
Pond/Lake Maintenance	\$	64,800
Repair and Maintenance	\$	50,000
R&M Roads & Alleyways	\$	-
R&M Vehicles/equipment	\$	-
R&M - Boats	\$	-
Sidewalk replacements	\$	50,000
Op Supplies - Fuel, Oils	\$	-
Cap Outlay	\$	-
Reserve - Based on Reserve Study	\$	280,000
Miscellaneous / Contingency	\$	20,000
Total General Expenses	\$	524,960

Total Expenditures	\$	2,978,722
Total Expenditures (gross)	\$	3,168,853

Source: District Proposed Budget for Fiscal Year 2027

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 6.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



1.3 Requirements of a Valid Assessment Methodology

In PFMFA’s experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District’s Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Based on historical precedent, only if the District’s Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

2.0 Assessment Methodology

2.1 Overview

The assessment methodology is a process by which the District will allocate the costs associated with its O&M activities to properties in the District benefiting from the activities. The allocation is based upon the benefits that each property receives.

2.2 District Development Status

The District is nearly fully built out. is undergoing development and is expected to be in the development process for the foreseeable future as remaining lands are developed. Table 2 summarizes the development plan provided (as of 2021). Map 1 provides the District by development area and Map 2 provides additional District development detail. Note that these development volumes are subject to change based on marked demand and specific existing development volumes.

Table 2. Summary of District Development Plan

<u>Neighborhood</u>	<u>Neighborhood Name</u>	<u>Lot Type</u>	<u>Units / SQFT / Acres</u>	<u>Lot Front Footage*</u>
A-1	Ashley Park	MF	186	25
B	Birchwood	SF	9	80
		SF	25	65
		SF	35	52
		SF	22	42
		SF	15	35
C-1	Cypress	SF	10	80
		SF	30	65
		SF	35	52
		SF	30	42
		SF	12	35



C-2	Cypress	SF	4	80
		SF	14	65
		SF	13	52
		SF	31	42
		SF	25	35
D-1	Drake	SF	9	80
		SF	20	65
		SF	6	52
D-2	Drake	SF	11	52
E	Estates	SF	51	100
G	Green	SF	62	52
		SF	85	42
		SF	39	35
H-1	Rosewood	SF	39	35
		SF	14	40
		SF	13	50
		SF	46	25
Group 1 - H-2	Hawthorne	SF	40	50
Group 1 - F	Cherry Hill	SF	66	50
Group 1 -A-2	Ashley Park	SF	28	50
Group 1 - M	Lakes	SF	30	50
Group 2 - I	South Lake	SF	84	40
			133	50
			22	60
Group 2 - J	East Lake	SF	54	40
			28	50
			9	60
Group 2 - L	Enclave	SF	NA	40
			61	50
			NA	60
Group 2 - O	Waterside	SF	NA	40
			NA	50
			NA	60
Group 2 - K	North Lake	SF	38	40
		SF	28	50
		SF	14	60
Office		Office	0.28	
GC	Golf Course	Golf Course	31,500	
Comm	Commercial	Comm	2.44	
Tract GA		TBD	2.13	
Cat Lake Access		TBD	2.61	
TC/M		SF	35	50
TC/M		TC 1 and TC 2	11.93	
TC		TC 3 and TC 4	7.43	

Source: District; *estimated - provided in District records and estimated by PFM Financial Advisors LLC



2.3 Allocation of Annual O&M Budget (Historical)

Historically and currently, the District's O&M expenses have been allocated consistent with the District's debt service methodology. The allocation of District O&M expenses using a methodology consistent with the debt service methodology is a widely accepted methodology. As part of discussion by the District's board, O&M assessments between and among neighborhoods and units resulted in varying assessment levels for units of the same lot front foot.

2.4 Allocation of Annual O&M Budget (for Fiscal Year 2027 and Future Years)

As the District has matured and evolved, the District's O&M expenses have evolved. At the direction of the Board, PFMFA was asked to evaluate alternative O&M allocations which would result in a consistent allocation of O&M assessments for units with similar lot widths. The District is a collection of residential neighborhoods, primarily residential development of various lot sizes (lot widths), a golf course, commercial development and vacant acres for commercial and or residential development. Given the current development mix, PFMFA recommends the allocation of O&M assessments on an equivalent residential unit ("ERU") basis.

With respect to residential development, a residential unit with a lot width of 50' is equal to one (1) ERU with a lot width of 40' having an ERU value of 0.8 ($40 / 50$), with the same application to the mix of residential lot widths as currently identified (and estimated) within the District. With respect to non-residential development, non-residential development is converted to ERUs with every 1,500 square feet of the non-residential space equal to one (1) ERU, which is based on the estimated average size of the residential units within the District. Any undeveloped acres remaining in the District but subject to future development are subject to O&M assessments with one (1) acre equal to four (4) ERUs, which is based on the average District residential density of four (4) units to the acre.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, ERU, dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.¹ In addition, the ERU methodology is widely used in other similar CDDs.

¹ City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)



Table 3. Summary of District Development Plan and ERUs

<u>Neighborhood</u>	<u>Neighborhood Name</u>	<u>Lot Type</u>	<u>Units / SQFT / Acres</u>	<u>Lot Front Footage</u>	<u>ERU Factor</u>	<u>ERUs</u>
A-1	Ashley Park	MF	186	25	0.5	93.0
B	Birchwood	SF	9	80	1.6	14.4
		SF	25	65	1.3	32.5
		SF	35	52	1.04	36.4
		SF	22	42	0.84	18.5
		SF	15	35	0.7	10.5
C-1	Cypress	SF	10	80	1.6	16.0
		SF	30	65	1.3	39.0
		SF	35	52	1.04	36.4
		SF	30	42	0.84	25.2
		SF	12	35	0.7	8.4
C-2	Cypress	SF	4	80	1.6	6.4
		SF	14	65	1.3	18.2
		SF	13	52	1.04	13.5
		SF	31	42	0.84	26.0
		SF	25	35	0.7	17.5
D-1	Drake	SF	9	80	1.6	14.4
		SF	20	65	1.3	26.0
		SF	6	52	1.04	6.2
D-2	Drake	SF	11	52	1.04	11.4
E	Estates	SF	51	100	2	102.0
G	Green	SF	62	52	1.04	64.5
		SF	85	42	0.84	71.4
		SF	39	35	0.7	27.3
H-1	Rosewood	SF	39	35	0.7	27.3
		SF	14	40	0.8	11.2
		SF	13	50	1	13.0
		SF	46	25	0.5	23.0
Group 1 - H-2	Hawthorne	SF	40	50	1	40.0
Group 1 - F	Cherry Hill	SF	66	50	1	66.0
Group 1 -A-2	Ashley Park	SF	28	50	1	28.0
Group 1 - M	Lakes	SF	30	50	1	30.0
Group 2 - I	South Lake	SF	84	40	0.8	67.2
		SF	133	50	1	133.0
		SF	22	60	1.5	33.0
Group 2 - J	East Lake	SF	54	40	0.8	43.2
		SF	28	50	1	28.0
		SF	9	60	1.5	13.5
Group 2 - L	Enclave	SF	NA	40	0.8	0.0
		SF	61	50	1	61.0
		SF	NA	60	1.5	0.0
Group 2 - O	Waterside	SF	NA	40	0.8	0.0
		SF	NA	50	1	0.0
		SF	NA	60	1.5	0.0



Group 2 - K	North Lake	SF	38	40	0.8	30.4
		SF	28	50	1	28.0
		SF	14	60	1.2	16.8
Office		Office	0.28		4	1.1
GC	Golf Course	Golf Course	31,500		0.001	21.0
Comm	Commercial	Comm	2.44		4	9.8
Tract GA		TBD	2.13		4	8.5
Cat Lake Access		TBD	2.61		4	10.4
TC/M		SF	35	50	1	35.0
TC/M		TC 1 and TC 2	11.93		4	47.7
TC		TC 3 and TC 4	7.43		4	29.7

Source: District and PFM Financial Advisors LLC

2.5 Annual O&M Budget Allocation Summary

Consistent with the information provided in Section 1.0 and Section 2.0, Exhibit 1 summarizes the allocation of the 2026-2027 O&M Budget expenses to the District's benefitting parcels. Included within Exhibit 1 is a comparison to the Fiscal Year 2026 O&M assessment on a dollar basis as well as a percentage basis. Table 4 summarizes the comparison of O&M assessments for Fiscal Year 2027 compared to Fiscal Year 2026.

Table 4. Summary of O&M Assessment Comparison (FY27 to FY26)

Neighborhood	Neighborhood Name	Lot Type	Units / SQFT / Acres	Lot Front Footage	ERU Factor	ERUs	FY 2026	FY 2027	Difference	
									\$	%
A-1	Ashley Park	MF	186	25	0.5	93.0	\$731.83	\$1,001.67	\$269.85	36.9%
B	Birchwood	SF	9	80	1.6	14.4	\$2,313.54	\$3,205.35	\$891.82	38.5%
		SF	25	65	1.3	32.5	\$1,879.75	\$2,604.35	\$724.60	38.5%
		SF	35	52	1.04	36.4	\$1,503.80	\$2,083.48	\$579.68	38.5%
		SF	22	42	0.84	18.5	\$1,214.61	\$1,682.81	\$468.20	38.5%
		SF	15	35	0.7	10.5	\$1,012.17	\$1,402.34	\$390.17	38.5%
C-1	Cypress	SF	10	80	1.6	16.0	\$2,275.52	\$3,205.35	\$929.83	40.9%
		SF	30	65	1.3	39.0	\$1,848.86	\$2,604.35	\$755.49	40.9%
		SF	35	52	1.04	36.4	\$1,479.09	\$2,083.48	\$604.39	40.9%
		SF	30	42	0.84	25.2	\$1,194.65	\$1,682.81	\$488.16	40.9%
		SF	12	35	0.7	8.4	\$995.54	\$1,402.34	\$406.80	40.9%
C-2	Cypress	SF	4	80	1.6	6.4	\$2,366.22	\$3,205.35	\$839.13	35.5%
		SF	14	65	1.3	18.2	\$1,922.55	\$2,604.35	\$681.80	35.5%
		SF	13	52	1.04	13.5	\$1,538.04	\$2,083.48	\$545.44	35.5%
		SF	31	42	0.84	26.0	\$1,242.27	\$1,682.81	\$440.55	35.5%
		SF	25	35	0.7	17.5	\$1,035.22	\$1,402.34	\$367.12	35.5%
D-1	Drake	SF	9	80	1.6	14.4	\$2,444.65	\$3,205.35	\$760.70	31.1%
		SF	20	65	1.3	26.0	\$1,986.28	\$2,604.35	\$618.07	31.1%
		SF	6	52	1.04	6.2	\$1,589.02	\$2,083.48	\$494.46	31.1%
D-2	Drake	SF	11	52	1.04	11.4	\$1,452.15	\$2,083.48	\$631.33	43.5%



E	Estates	SF	51	100	2	102.0	\$3,874.60	\$4,006.69	\$132.09	3.4%
G	Green	SF	62	52	1.04	64.5	\$1,749.12	\$2,083.48	\$334.36	19.1%
		SF	85	42	0.84	71.4	\$1,412.75	\$1,682.81	\$270.06	19.1%
		SF	39	35	0.7	27.3	\$1,177.29	\$1,402.34	\$225.05	19.1%
H-1	Rosewood	SF	39	35	0.7	27.3	\$1,315.85	\$1,402.34	\$86.49	6.6%
		SF	14	40	0.8	11.2	\$1,503.83	\$1,602.68	\$98.84	6.6%
		SF	13	50	1	13.0	\$1,879.79	\$2,003.35	\$123.55	6.6%
		SF	46	25	0.5	23.0	\$939.90	\$1,001.67	\$61.78	6.6%
Group 1 - H-2	Hawthorne	SF	40	50	1	40.0	\$1,912.74	\$2,003.35	\$90.61	4.7%
Group 1 - F	Cherry Hill	SF	66	50	1	66.0	\$1,912.74	\$2,003.35	\$90.61	4.7%
Group 1 - A-2	Ashley Park	SF	28	50	1	28.0	\$1,912.74	\$2,003.35	\$90.61	4.7%
Group 1 - M	Lakes	SF	30	50	1	30.0	\$1,912.74	\$2,003.35	\$90.61	4.7%
Group 2 - I	South Lake	SF	84	40	0.8	67.2	\$1,894.66	\$1,602.68	(\$291.98)	-15.4%
			133	50	1	133.0	\$2,368.33	\$2,003.35	(\$364.98)	-15.4%
			22	60	1.5	33.0	\$2,841.99	\$2,404.02	(\$437.98)	-15.4%
Group 2 - J	East Lake	SF	54	40	0.8	43.2	\$1,894.66	\$1,602.68	(\$291.98)	-15.4%
			28	50	1	28.0	\$2,368.33	\$2,003.35	(\$364.98)	-15.4%
			9	60	1.5	13.5	\$2,841.99	\$2,404.02	(\$437.98)	-15.4%
Group 2 - L	Enclave	SF	NA	40	0.8	0.0				
			61	50	1	61.0	\$2,368.33	\$2,003.35	(\$364.98)	-15.4%
			NA	60	1.5	0.0				
Group 2 - O	Waterside	SF	NA	40	0.8	0.0				
			NA	50	1	0.0				
			NA	60	1.5	0.0				
Group 2 - K	North Lake	SF	38	40	0.8	30.4	\$1,894.66	\$1,602.68	(\$291.98)	-15.4%
		SF	28	50	1	28.0	\$2,368.33	\$2,003.35	(\$364.98)	-15.4%
		SF	14	60	1.2	16.8	\$2,841.99	\$2,404.02	(\$437.98)	-15.4%
Office		Office	0.28		4	1.1	\$1,927.85	\$2,243.75	\$315.90	16.4%
GC	Golf Course	Golf Course	31,500		0.001	21.0	\$28,917.74	\$42,070.27	\$13,152.54	45.5%
Comm	Commercial	Comm	2.44		4	9.8	\$16,799.83	\$19,552.66	\$2,752.83	16.4%
Tract GA		TBD	2.13		4	8.5	\$14,665.42	\$17,068.51	\$2,403.09	16.4%
Cat Lake Access		TBD	2.61		4	10.4	\$17,970.31	\$20,914.94	\$2,944.63	16.4%
TC/M		SF	35	50	1	35.0	\$1,984.90	\$2,003.35	\$18.45	0.9%
TC/M		TC 1 and TC 2	11.93		4	47.7	\$82,140.15	\$95,599.69	\$13,459.54	16.4%
TC		TC 3 and TC 4	7.43		4	29.7	\$51,156.86	\$59,539.45	\$8,382.60	16.4%

Source: District and PFM Financial Advisors LLC



EXHIBIT 1 – O&M Assessment Roll (FY 2027)

ParcelID	CONF	Legal Desc_line1	Legal Desc_line2	Subdivision Name	Product	O&M 2027
30-26-32-2877-0001-003A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 3A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-003B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 3B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-003C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 3C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-003D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 3D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004E	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4E		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-004F	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 4F		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005E	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5E		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-005F	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 5F		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006E	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6E		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-006F	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 6F		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-007A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 7A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-007B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 7B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-007C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 7C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-007D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 7D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-008A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 8A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-008B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 8B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-008C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 8C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-008D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 8D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-009A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 9A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-009B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 9B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-009C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 9C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-009D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 9D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-010A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 10A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-010B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 10B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-010C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 10C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-010D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 10D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011E	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11E		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-011F	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 11F		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-012A	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 12A		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-012B	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 12B		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-012C	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 12C		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2877-0001-012D	N	ASHLEY PARK AT HARMONY PB 19 PG 34-38 UNIT 12D		ASHLEY PARK AT HARMONY	Parcel A1 (Multifamily)	\$1,001.67
30-26-32-2613-TRAC-0WCO	N	BIRCHWOOD TRACTS PHASE ONE PB 14 PGS 171-172 TRACT	WC	BIRCHWOOD TRACTS PH 1	Office	\$2,243.75
30-26-32-2642-00GC-0010	N	BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 GOLF	COURSE TRACT 1 29, 30-26-32	BIRCHWOOD GOLF COURSE	Golf Course	\$16,970.90
30-26-32-2642-00GC-0020	N	BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 GOLF	COURSE TRACT 2 29, 30-26-32 LESS COM AT NE COR	BIRCHWOOD GOLF COURSE	Golf Course	\$16,390.82
30-26-32-2642-00GC-0030	N	BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 GOLF	COURSE TRACT 3 29, 30-26-32 LESS HARMONY	BIRCHWOOD GOLF COURSE	Golf Course	\$6,439.15
30-26-32-3117-0001-0GM5	N	HARMONY PH 3 PB 20 PGS 120-128 A PORTION	OF TRACT GM: BEG AT NE COR OF TRACT GM,	HARMONY PH 3	Golf Course	\$1,578.91
30-26-32-3438-0001-0010	N	HARMONY RETAIL PB 28 PGS 127-128 LOT 1		HARMONY RETAIL	Golf Course	\$460.32
30-26-32-3438-0001-0020	N	HARMONY RETAIL PB 28 PGS 127-128 LOT 2		HARMONY RETAIL	Golf Course	\$230.17
30-26-32-2989-0001-0GA0	N	HARMONY NEIGHBORHOODS G-H-F PB 19 PG 163-176	TRACT GA	HARMONY NBHD G H F	GA	\$17,068.51
30-26-32-3117-0001-0C20	N	HARMONY PHASE 3 PB 20 PGS 120-128 TRACT C-2 FUTURE	DEVELOPMENT LYING IN SEC 29	HARMONY PH 3	Comm	\$19,552.66
30-26-32-3117-0001-0IJ5	N	HARMONY PH 3 PB 20 PGS 120-128 A PORTION	OF TRACT IJ & LAND LYING IN 20-26-32: BEG AT	HARMONY PH 3	Cat Lake Access	\$20,914.94
30-26-32-0000-0022-0000	N	BEG AT NE COR OF ASHLEY PARK AT HARMONY,	PB 19 PGS 34-38, S 41 DEG W 76.34 FT TO NON-TAN	0	A-2	\$56,093.80
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD O-1	Parcel I (50ft)	\$2,003.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	ASHLEY PARK AT HARMONY CONDO	Parcel A1 (Multifamily)	\$1,001.67

ParcelID	CONF	Legal Desc_line1	Legal Desc_line2	Subdivision Name	Product	O&M 2027
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	ASHLEY PARK AT HARMONY CONDO	Parcel A1 (Multifamily)	\$1,001.67
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel B (B 80ft)	\$3,205.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel B (C 65ft)	\$2,604.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel C-1 (C 65ft)	\$2,604.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel C-1 (E 52ft)	\$2,083.48
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel C-1 (E 52ft)	\$2,083.48
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel C-1 (E 52ft)	\$2,083.48
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHDS B AND C	Parcel C-1 (H 35ft)	\$1,402.34
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHD C2	Parcel C-2 (H 35ft)	\$1,402.34
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHD D1	Parcel D-1 (C 65ft)	\$2,604.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	BIRCHWOOD NBHD D1	Parcel D-1 (C 65ft)	\$2,604.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD D2 AND E	Parcel E (Custom)	\$4,006.69
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD F	Parcel F (50ft)	\$2,003.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD F	Parcel F (50ft)	\$2,003.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD G H F	Parcel G (G 42ft)	\$1,682.81
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD G H F	Parcel G (G 42ft)	\$1,682.81
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD G H F	Parcel G (H 35ft)	\$1,402.34
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD G H F	Parcel G (H 35ft)	\$1,402.34
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD G H F	Parcel G (H 35ft)	\$1,402.34
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD O-1	Parcel I (50ft)	\$2,003.35
Confidential Parcel	Y	Confidential Parcel	Confidential Parcel	HARMONY NBHD O-1	Parcel I (50ft)	\$2,003.35
=====						
TOTAL						\$3,168,853.86



Harmony Community Development District

**Resolution 2026-04,
Approving a Preliminary Budget for Fiscal Year 2027
& Setting a Public Hearing**

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RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 12, 2026
TIME: 6:00 PM
LOCATION: Suenos Tenampa Private Room
7251 Five Oaks Drive
Harmony, Florida 34773

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11th DAY OF JUNE, 2026.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT A
PROPOSED BUDGET



Harmony CDD

FY2027 Proposed Budget Package

PFM Management Services LLC

3501 Quadrangle Blvd.,

Suite 270

Orlando, Florida 32817

Tel: 407-723-5900



Harmony Community Development District
 Operations and Maintenance Budget
 FY 2027

	Actual to 4/30/2026	Anticipated May - Sept 2026	Anticipated Total	FY2026 Approved Budget	FY 2027 Proposed Budget
Revenues:					
On Roll Assessment	\$ 2,494,635.67	\$ 451,875.33	\$ 2,946,511.00	\$ 2,946,511.00	\$ 2,978,722.06
On-Roll Assessment Discount	(93,505.65)	(24,354.35)	(117,860.00)	(117,860.00)	-
Garden Lot	945.00	-	945.00	-	-
Interest earned - Investments	55,807.43	-	55,807.43	-	-
Facility Revenue	800.00	-	800.00	-	-
Total Revenues	\$ 2,458,682.45	\$ 427,520.98	\$ 2,886,203.43	\$ 2,828,651.00	\$ 2,978,722.06
Expenditures:					
Administration Expenses:					
Board of Supervisors	\$ 5,200.00	\$ 8,800.00	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00
FICA Taxes	-	-	-	1,072.00	-
Arbitrage Rebate	-	-	-	1,500.00	1,500.00
Disclosure Agent	2,200.00	-	2,200.00	2,200.00	2,200.00
Engineering	55,435.39	19,564.61	75,000.00	75,000.00	75,000.00
Legal Services	32,810.07	42,189.93	75,000.00	75,000.00	75,000.00
Management Services	39,416.69	25,583.31	65,000.00	65,000.00	68,500.00
Property Appraiser	1,530.61	-	1,530.61	1,000.00	1,600.00
Recording Secretary	-	-	-	2,000.00	-
Assessment Administration	-	-	-	9,100.00	15,000.00
Trustee Fees	6,691.05	3,308.95	10,000.00	10,000.00	10,500.00
Auditing Services	4,400.00	-	4,400.00	5,000.00	4,500.00
Postage and Freight	329.74	500.00	829.74	1,000.00	1,000.00
Meeting Room	1,750.00	1,250.00	3,000.00	5,000.00	4,900.00
Legal Advertising	719.36	513.83	1,233.19	1,200.00	2,500.00
Tax Preparation	51.36	-	51.36	-	60.00
Assessment Collection Cost	47,671.18	-	47,671.18	58,930.00	-
Contingency	30.60	-	30.60	-	-
Annual District Filing Fee	175.00	-	175.00	175.00	175.00
Website Maintenance	3,210.00	1,650.00	4,860.00	-	3,720.00
Total Administrative Expenses	\$ 201,621.05	\$ 103,360.63	\$ 304,981.68	\$ 327,177.00	\$ 280,155.00
Field Expenses:					
Field Management	\$ 193,103.40	\$ 137,931.00	\$ 331,034.40	\$ 331,035.00	\$ 347,586.20
Miscellaneous / Field Item Material	-	-	-	-	50,000.00
Total Field Expenses	\$ 193,103.40	\$ 137,931.00	\$ 331,034.40	\$ 331,035.00	\$ 397,586.20
Insurance Expenses:					
General Liability	\$ 5,489.00	\$ -	\$ 5,489.00	\$ 29,700.00	\$ 6,684.00
Property & Casualty	16,791.00	-	16,791.00	-	16,448.00
Auto Liability & Physical Damage	1,110.00	-	1,110.00	-	1,221.00
Public Officials Liability	4,431.00	-	4,431.00	-	4,874.10
Total Insurance Expenses	\$ 27,821.00	\$ -	\$ 27,821.00	\$ 29,700.00	\$ 29,227.10
Landscaping & Irrigation Expenses:					
Mulch & Pine Straw	\$ 77,600.00	\$ -	\$ 77,600.00	\$ 77,347.00	\$ 85,081.70
Landscape	425,478.69	320,913.31	746,392.00	746,392.00	783,712.00
Landscape Improvement	6,862.00	-	6,862.00	-	40,000.00
Annuals	7,000.00	7,000.00	14,000.00	14,000.00	15,400.00
Parks & facilities	54,597.10	402.90	55,000.00	55,000.00	55,000.00
Irrigation Repairs	21,331.55	8,668.45	30,000.00	30,000.00	35,000.00
Garden Lot	601.04	1,398.96	2,000.00	2,000.00	2,000.00
Trees Trimming & Removal	3,805.00	36,195.00	40,000.00	40,000.00	-
Wetland Exotic / Invasive Plant	83,167.50	(33,167.50)	50,000.00	50,000.00	122,000.00
Miscellaneous	-	-	-	-	30,000.00
Total Landscaping & Irrigation Expens	\$ 680,442.88	\$ 341,411.12	\$ 1,021,854.00	\$ 1,014,739.00	\$ 1,168,193.70



Harmony Community Development District
 Operations and Maintenance Budget
 FY 2027

	Actual to 4/30/2026	Anticipated May - Sept 2026	Anticipated Total	FY2026 Approved Budget	FY 2027 Proposed Budget
Security Expenses:					
Security	\$ 4,438.37	\$ 10,000.00	\$ 14,438.37	\$ 30,000.00	\$ 20,000.00
Security - Wifi	1,792.93	1,280.66	3,073.59	6,000.00	3,600.00
Total Security Expenses	\$ 6,231.30	\$ 11,280.66	\$ 17,511.96	\$ 36,000.00	\$ 23,600.00
Utility Expenses:					
Electricity	\$ 17,864.24	\$ 17,864.24	\$ 35,728.48	\$ 43,000.00	\$ 53,000.00
Streetlights	65,645.82	46,889.87	112,535.69	160,000.00	155,000.00
Water & Sewer	149,502.77	106,787.69	256,290.46	225,000.00	336,000.00
Waste Refuse Removal	3,292.74	2,500.00	5,792.74	4,000.00	6,000.00
Backflow Certification					5,000.00
Total Utility Expenses	\$ 236,305.57	\$ 174,041.80	\$ 410,347.37	\$ 442,000.00	\$ 555,000.00
General Expenses:					
Buck Lake	\$ 12,950.00	\$ -	\$ 12,950.00	\$ 50,000.00	\$ 9,500.00
Pools Chemical supplies	37,108.70	20,296.50	57,405.20	60,000.00	50,660.06
Pond/Lake Maintenance	21,600.00	27,000.00	48,600.00	-	64,800.00
Repair and Maintenance	-	-	-	-	50,000.00
R&M Roads & Alleyways	-	10,000.00	10,000.00	10,000.00	-
R&M Vehicles/equipment	19,013.09	2,964.35	21,977.44	15,000.00	-
R&M - Boats	-	10,000.00	10,000.00	10,000.00	-
Sidewalk replacements	11,119.00	138,881.00	150,000.00	150,000.00	50,000.00
Op Supplies - Fuel, Oils	2,472.35	5,527.65	8,000.00	8,000.00	-
Cap Outlay	-	15,000.00	15,000.00	15,000.00	-
Reserve - Based on Reserve Study	280,000.00	-	280,000.00	280,000.00	280,000.00
CDD funds for the community	-	-	-	-	-
Miscellaneous / Contingency	20,473.14	29,526.86	50,000.00	50,000.00	20,000.00
Total General Expenses	\$ 404,736.28	\$ 259,196.36	\$ 663,932.64	\$ 648,000.00	\$ 524,960.06
Total Expenditures	\$ 1,750,261.48	\$ 1,027,221.58	\$ 2,777,483.06	\$ 2,828,651.00	\$ 2,978,722.06
Net income / (Loss)	\$ 708,420.97	\$ (599,700.60)	\$ 108,720.37	\$ -	\$ -



HARMONY COMMUNITY DEVELOPMENT DISTRICT

Budget Item Description

Revenues

On-Roll Assessments

The District levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating and maintenance expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

On-Roll Assessment Discount

The statutory reduction applied to property assessments when owners pay their annual assessments early, typically through the county's tax roll collection process.

General & Administrative Expenses

Board Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting, not to exceed \$4,800 per year paid to each Supervisor. The amount for the Fiscal Year is based upon all supervisors attending the meetings. The budget covers 12 supervisor meetings and 2 budget meetings.

Arbitrage Rebate

Annual computations are necessary to calculate rebate liability to ensure the District's compliance with all tax regulations.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

Engineering

The District's engineer, Pegasus Engineering, Inc., provides general engineering services to the District, including preparation for and attendance at monthly Board meetings, review of invoices, preparation of requisitions, and other related tasks.



District Legal Counsel

The District's counsel, Kutak Rock LLP, is responsible for preparing for and attending Board meetings, as well as providing legal advice, recommendations, and representation as needed or as directed. They also handle all other legal services requested by the District.

Management

PFM Group Consulting provides the District with management, accounting, and administrative services.

Property Appraiser

The Osceola County Property Appraiser provides the District with a detailed listing of the legal descriptions for each parcel within the District boundaries, along with the corresponding property owners' names and addresses. The District reimburses the Property Appraiser for the necessary administrative costs associated with providing this service.

Assessment Administration

The District levies non-ad valorem assessments on all assessable property within its boundaries to fund operating expenses for the Fiscal Year. These assessments are typically collected through the Tax Collector. Each year, the District Manager submits the Assessment Roll to the Tax Collector by the deadline established by the Tax Collector or Property Appraiser.

Trustee Fees

U.S. Bank, as Trustee, submits annual invoices for services rendered on the bond series. These fees cover the maintenance and administration of the District's trust accounts.

Auditing Services

The District is required by Florida Statutes to have an Independent Certified Public Accounting firm to conduct an annual audit of its financial records.

Postage & Shipping

Postage and freight expenses incurred for District mailings, deliveries, correspondence, and related items.



Meeting Room

Fee charged for the monthly use of the meeting room at Su Mesa Café.

Legal Advertising

The District will incur expenses related to required legal advertising. These advertisements may include, but are not limited to, notices for monthly meetings, special meetings, and public hearings of the District.

Assessment Collective Cost

This represents the estimated cost incurred by the County each fiscal year to administer and collect assessments. These expenses include the operational and administrative activities required to bill, process, and enforce payment of assessment charges.

Annual District Filing Fees

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website, as required under Chapter 189, Florida Statutes. These services include performance monitoring, security and firewall management, updates, document uploads, hosting and domain renewals, website backups, ADA compliance, and other related support.

Field Expenses

Field Management

This represents the current contracted amount for onsite field services provided by Berman.

Miscellaneous/Field Item Material

These are additional materials, supplies, or minor components used in the field that do not fall under a primary material category but are necessary to complete a task, project, or maintenance activity. These items typically support field operations and may include low-cost parts, consumables, or situational materials required to address unexpected conditions.



Insurance Expenses

General Insurance

The cost of the District's annual general liability insurance coverage. This coverage is provided by Egis Insurance, which specializes in serving governmental entities.

Property & Casualty

The District's property and casualty insurance coverage is provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

Auto Liability & Physical Damage

Provides insurance coverage for organizational vehicles used in the field. Auto liability protects against financial responsibility for third-party bodily injury, property damage, and related legal defense costs resulting from vehicle operations. Physical damage coverage protects the organization's own vehicles from loss due to collision, theft, vandalism, weather events, or other covered incidents, ensuring vehicles can be repaired or replaced with minimal operational disruption.

Public Officials Liability Insurance

Supervisors' and Officers' liability insurance provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

Landscape & Irrigation Expenses

Mulch & Pine Straw

These are natural ground-cover materials used in landscaping to protect soil, support plant health, and enhance the appearance of landscaped areas.

Landscaping Maintenance & Material

The District has a contract with ULS to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as: fertilization, insect control, weed control, and irrigation inspections.



Landscape Improvements

Additional landscape improvements performed outside of the services already covered under the existing contract.

Annuals

These are Flowering plants that complete their entire life cycle—germination, growth, blooming, and seed production—within a single growing season. Because they last for only one season, annuals are commonly used to provide seasonal color, vibrant accents, and high-impact visual appeal in landscape beds, entryways, medians, and ornamental plantings. Annuals are typically installed in spring/summer or fall/winter rotations, selected for their ability to thrive in specific weather conditions.

Parks & Facilities

The management, maintenance, and operation of public recreational spaces, landscaped areas, and community structures that support residents' quality of life. This category includes the care of parks, playgrounds, athletic fields, green spaces, trails, and public grounds, as well as the upkeep of buildings, shelters, restrooms, pavilions, community centers, and other public-use facilities.

Irrigation Repairs

The maintenance and restoration of irrigation system components to ensure proper water delivery to landscaped areas. This work includes diagnosing issues, replacing damaged parts, correcting coverage problems, and restoring system functionality to support healthy turf, plants, and overall landscape performance.

Garden Lots

Maintenance, repairs, or supplies for garden lots.

Trees Trimming & Removal

Includes all services required to maintain tree health, appearance, and safety. This work involves both routine maintenance and corrective actions to address hazardous or declining trees.



Wetland Exotic Treatment

Management and removal of approximately 181.2 acres of wetlands and buffer areas, targeting invasive species classified as FLEPPC Category I and II. These categories refer to non-native plant species that pose significant threats to Florida's natural ecosystems.

Miscellaneous

Costs, materials, or services that do not fall under a specific predefined category but are necessary to support the overall completion of work, project operations, or maintenance activities. This category captures minor, occasional, or unpredictable items that arise during routine tasks or special circumstances.

Security Expenses

Security

This refers to the services, systems, and measures in place to protect people, property, and facilities from unauthorized access, theft, vandalism, and safety risks. This category includes both preventive and responsive actions designed to maintain a safe and secure environment.

Security – Wi-Fi

The wireless network systems and services that support security operations across facilities, parks, or public areas. This includes the dedicated Wi-Fi infrastructure used to connect and operate security equipment such as cameras, access control devices, alarms, gates, sensors, and monitoring systems.

Utility Expenses

Electricity

The power supplied to facilities, equipment, lighting, and infrastructure to support daily operations and maintain essential services. This includes the electrical energy required to run buildings, parks, irrigation systems, security devices, Wi-Fi networks, lighting fixtures, HVAC systems, pumps, and other operational equipment.

Streetlights

The lighting infrastructure installed along roads, pathways, parks, parking areas, and public spaces to provide visibility, safety, and security during nighttime hours. This includes the poles, fixtures, bulbs/LED units, wiring, controls, and electrical components required to operate and maintain dependable outdoor illumination.



Water & Sewer

The essential utility services and infrastructure supply clean, potable water to facilities and public spaces and remove wastewater safely and efficiently. This category includes the operation, maintenance, and repair of systems responsible for water delivery, irrigation supply, sewage collection, and wastewater transport.

Waste Refuse Removal

The collection, handling, and disposal of solid waste generated across facilities, parks, common areas, and public grounds. This service ensures that trash is removed regularly and managed in a safe, sanitary, and environmentally responsible manner.

Backflow Certification

The inspection, testing, and documentation of backflow prevention devices to ensure they are functioning properly and protecting the potable water supply from contamination.

General Expenses

Buck Lake

Scheduled maintenance and treatment of nuisance aquatic species, including consultation with the pond management provider as needed. Costs are shared 50/50 with the Harmony West CDD.

Pool Chemical Supplies

The essential materials, chemicals, and equipment are required to operate, maintain, and ensure the safety and cleanliness of swimming pools and water features.

Pond/Lake Maintenance

The ongoing care, monitoring, and upkeep of man-made or natural ponds to ensure healthy water quality, proper ecological balance, and safe, attractive conditions. This service includes routine inspections, debris removal, vegetation management, and the maintenance of mechanical components that support pond function.

R&M Roads & Alleyways

The repair and maintenance activities required to keep community roads, drive lanes, paved alleyways, and access routes in safe, functional, and well-maintained condition.



R&M Boats

The repair and maintenance activities required to keep boats, watercraft, and related marine equipment in safe, functional, and reliable operating condition.

Sidewalk replacement

The removal and reconstruction of damaged, deteriorated, or unsafe sidewalk sections to restore safe pedestrian pathways and maintain compliance with accessibility and safety standards. This work involves demolition of failing concrete, preparation of the base, installation of new materials, and finishing to ensure long-lasting, even, and structurally sound walking surfaces.

Reserve

Funds set aside for non-specific, infrequent, or unexpected future capital repairs, replacements, or major maintenance items that do not fall into standard reserve categories.

CDD funds for the Community

Funds set aside for the future fun planned by the board to support the community.



Harmony Community Development District
Debt Service Budget
FY 2027

	FY 2026 Proposed DS Budget Series 2014	FY 2026 Proposed DS Budget Series 2015
REVENUES:		
Amount needed	\$ 1,263,137.50	\$ 567,006.25
TOTAL REVENUES	<u>\$ 1,263,137.50</u>	<u>\$ 567,006.25</u>
EXPENDITURES:		
Interest 11/1/2026	\$ 150,018.75	\$ 94,812.50
Principal 5/1/2027	835,000.00	290,000.00
Interest 5/1/2027	150,018.75	94,812.50
TOTAL EXPENDITURES	<u>\$ 1,135,037.50</u>	<u>\$ 479,625.00</u>
EXCESS REVENUES - (Interest 11/1/2027)	<u>\$ 128,100.00</u>	<u>\$ 87,381.25</u>

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**Harmony Community Development District
Summary of Assessment 2027 Rates**

Neighborhood	Neighborhood Name	Lot Type	Lot Width	O&M		2014 Debt Service		2015 Debt Service		Total		
				FY 2027	FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	\$ Change
A-1	Ashley Park	MF	n/a	787.05	731.83	605.71	605.71			1,392.76	1,337.54	55.22
B	Birchwood	SF	80	2,488.12	2,313.54	1,914.87	1,914.87			4,402.99	4,228.41	174.58
		SF	65	2,021.59	1,879.75	1,555.83	1,555.83			3,577.42	3,435.58	141.84
		SF	52	1,617.27	1,503.80	1,244.66	1,244.66			2,861.93	2,748.46	113.48
		SF	42	1,306.26	1,214.61	1,005.31	1,005.31			2,311.57	2,219.92	91.65
		SF	35	1,088.55	1,012.17	837.75	837.75			1,926.30	1,849.92	76.38
C-1	Cypress	SF	80	2,447.23	2,275.52	1,883.40	1,883.40			4,330.63	4,158.92	171.71
		SF	65	1,988.38	1,848.86	1,530.26	1,530.26			3,518.64	3,379.12	139.51
		SF	52	1,590.70	1,479.09	1,224.21	1,224.21			2,814.91	2,703.30	111.61
		SF	42	1,284.80	1,194.65	988.78	988.78			2,273.58	2,183.43	90.15
		SF	35	1,070.66	995.54	823.98	823.98			1,894.64	1,819.52	75.12
C-2	Cypress	SF	80	2,544.77	2,366.22	1,958.47	1,958.47			4,503.24	4,324.69	178.55
		SF	65	2,067.63	1,922.55	1,591.26	1,591.26			3,658.89	3,513.81	145.07
		SF	52	1,654.10	1,538.04	1,273.01	1,273.01			2,927.11	2,811.05	116.06
		SF	42	1,336.01	1,242.27	1,028.20	1,028.20			2,364.21	2,270.47	93.74
		SF	35	1,113.34	1,035.22	856.83	856.83			1,970.17	1,892.05	78.12
D-1	Drake	SF	80	2,629.12	2,444.65	2,023.39	2,023.39			4,652.51	4,468.04	184.47
		SF	65	2,136.16	1,986.28	1,644.00	1,644.00			3,780.16	3,630.28	149.88
		SF	52	1,708.93	1,589.02	1,315.20	1,315.20			3,024.13	2,904.22	119.91
D-2	Drake	SF	n/a	1,561.72	1,452.15	1,201.91	1,201.91			2,763.63	2,654.06	109.58
E	Estates	SF	n/a	4,166.97	3,874.60	3,206.92	3,206.92			7,373.89	7,081.52	292.38
G	Green	SF	52	1,881.10	1,749.12	1,447.71	1,447.71			3,328.81	3,196.83	131.99
		SF	42	1,519.35	1,412.75	1,169.30	1,169.30			2,688.65	2,582.05	106.61
		SF	35	1,266.13	1,177.29	974.41	974.41			2,240.54	2,151.70	88.84
H-1	Rosewood	SF	35	1,415.15	1,315.85	1,073.54	1,073.54			2,488.69	2,389.39	99.29
		SF	40	1,617.31	1,503.83	1,288.25	1,288.25			2,905.56	2,792.08	113.48
		SF	50	2,021.64	1,879.79	1,594.98	1,594.98			3,616.62	3,474.77	141.85
		SF	25	1,010.82	939.90	766.82	766.82			1,777.64	1,706.72	70.92
Group 1 - H-2	Hawthorne	SF	50	2,057.07	1,912.74	1,592.89	1,592.89			3,649.96	3,505.63	144.33
Group 1 - F	Cherry Hill	SF	50	2,057.07	1,912.74	1,592.89	1,592.89			3,649.96	3,505.63	144.33
Group 1 - A-2	Ashley Park	SF	50	2,057.07	1,912.74	1,592.89	1,592.89			3,649.96	3,505.63	144.33
Group 1 - M	Lakes	SF	50	2,057.07	1,912.74	1,592.89	1,592.89			3,649.96	3,505.63	144.33
Group 2 - I	South Lake	SF	40	2,037.63	1,894.66			1,534.73	1,534.73	3,572.36	3,429.39	142.97
		SF	50	2,547.04	2,368.33			1,918.41	1,918.41	4,465.45	4,286.74	178.71
		SF	60	3,056.45	2,841.99			2,302.10	2,302.10	5,358.55	5,144.09	214.46
Group 2 - J	East Lake	SF	40	2,037.63	1,894.66			1,534.73	1,534.73	3,572.36	3,429.39	142.97
		SF	50	2,547.04	2,368.33			1,918.41	1,918.41	4,465.45	4,286.74	178.71
		SF	60	3,056.45	2,841.99			2,302.10	2,302.10	5,358.55	5,144.09	214.46
Group 2 - L	Enclave	SF	40	2,037.63	1,894.66			1,534.73	1,534.73	3,572.36	3,429.39	142.97
		SF	50	2,547.04	2,368.33			1,918.41	1,918.41	4,465.45	4,286.74	178.71
		SF	60	3,056.45	2,841.99			2,302.10	2,302.10	5,358.55	5,144.09	214.46



Harmony Community Development District

Summary of Assessment 2027 Rates

Group 2 - O	Waterside	SF	40	2,037.63	1,894.66			1,534.73	1,534.73	3,572.36	3,429.39	142.97
			50	2,547.04	2,368.33			1,918.41	1,918.41	4,465.45	4,286.74	178.71
			60	3,056.45	2,841.99			2,302.10	2,302.10	5,358.55	5,144.09	214.46
Group 2 - K	North Lake	SF	40	2,037.63	1,894.66			1,432.69	1,432.69	3,470.32	3,327.35	142.97
			50	2,547.04	2,368.33			1,790.86	1,790.86	4,337.90	4,159.19	178.71
			60	3,056.45	2,841.99			2,149.03	2,149.03	5,205.48	4,991.02	214.46
Office		Office		2,073.32	1,927.85			5,505.44	5,505.44	7,578.76	7,433.29	145.47
GC	Golf Course	Golf Course		31,099.86	28,917.74			52,624.28	52,624.28	83,724.14	81,542.02	2,182.12
Comm	Commercial	Comm		18,067.54	16,799.83			5,505.44	5,505.44	23,572.98	22,305.27	1,267.71
Tract GA		TBD		15,772.07	14,665.42			-	-	15,772.07	14,665.42	1,106.65
Cat Lake Access		TBD		19,326.34	17,970.31	57,382.06	61,712.08	-	-	76,708.40	79,682.39	(2,973.99)
TC/M*		SF	50	2,134.68	1,984.90	69,471.42	74,713.70	1,234.92	1,234.92	72,841.02	77,933.52	(5,092.50)
TC/M*		TC 1 and TC 2		88,338.40	82,140.15			5,505.44	5,505.44	93,843.84	87,645.59	6,198.25
TC*		TC 3 and TC 4		55,017.13	51,156.86			4,283.68	4,283.68	59,300.81	55,440.54	3,860.27

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**Harmony Community Development District
Summary of Assessment 2027 Rates**

Neighborhood	Neighborhood Name	Lot Type	Lot Width or Acres or SQFT	ERU Factor	O&M		2014 Debt Service		2015 Debt Service		Total		
					FY 2027	FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	\$ Change
A-1	Ashley Park	MF	25	0.5	1,001.67	731.83	605.71	605.71			1,607.38	1,337.54	269.85
B	Birchwood	SF	80	1.6	3,205.35	2,313.54	1,914.87	1,914.87			5,120.22	4,228.41	891.82
		SF	65	1.3	2,604.35	1,879.75	1,555.83	1,555.83			4,160.18	3,435.58	724.60
		SF	52	1.04	2,083.48	1,503.80	1,244.66	1,244.66			3,328.14	2,748.46	579.68
		SF	42	0.84	1,682.81	1,214.61	1,005.31	1,005.31			2,688.12	2,219.92	468.20
		SF	35	0.7	1,402.34	1,012.17	837.75	837.75			2,240.09	1,849.92	390.17
C-1	Cypress	SF	80	1.6	3,205.35	2,275.52	1,883.40	1,883.40			5,088.75	4,158.92	929.83
		SF	65	1.3	2,604.35	1,848.86	1,530.26	1,530.26			4,134.61	3,379.12	755.49
		SF	52	1.04	2,083.48	1,479.09	1,224.21	1,224.21			3,307.69	2,703.30	604.39
		SF	42	0.84	1,682.81	1,194.65	988.78	988.78			2,671.59	2,183.43	488.16
		SF	35	0.7	1,402.34	995.54	823.98	823.98			2,226.32	1,819.52	406.80
C-2	Cypress	SF	80	1.6	3,205.35	2,366.22	1,958.47	1,958.47			5,163.82	4,324.69	839.13
		SF	65	1.3	2,604.35	1,922.55	1,591.26	1,591.26			4,195.61	3,513.81	681.80
		SF	52	1.04	2,083.48	1,538.04	1,273.01	1,273.01			3,356.49	2,811.05	545.44
		SF	42	0.84	1,682.81	1,242.27	1,028.20	1,028.20			2,711.01	2,270.47	440.55
		SF	35	0.7	1,402.34	1,035.22	856.83	856.83			2,259.17	1,892.05	367.12
D-1	Drake	SF	80	1.6	3,205.35	2,444.65	2,023.39	2,023.39			5,228.74	4,468.04	760.70
		SF	65	1.3	2,604.35	1,986.28	1,644.00	1,644.00			4,248.35	3,630.28	618.07
		SF	52	1.04	2,083.48	1,589.02	1,315.20	1,315.20			3,398.68	2,904.22	494.46
D-2	Drake	SF	52	1.04	2,083.48	1,452.15	1,201.91	1,201.91			3,285.39	2,654.06	631.33
E	Estates	SF	100	2	4,006.69	3,874.60	3,206.92	3,206.92			7,213.61	7,081.52	132.09
G	Green	SF	52	1.04	2,083.48	1,749.12	1,447.71	1,447.71			3,531.19	3,196.83	334.36
		SF	42	0.84	1,682.81	1,412.75	1,169.30	1,169.30			2,852.11	2,582.05	270.06
		SF	35	0.7	1,402.34	1,177.29	974.41	974.41			2,376.75	2,151.70	225.05
H-1	Rosewood	SF	35	0.7	1,402.34	1,315.85	1,073.54	1,073.54			2,475.88	2,389.39	86.49
		SF	40	0.8	1,602.68	1,503.83	1,288.25	1,288.25			2,890.93	2,792.08	98.84
		SF	50	1	2,003.35	1,879.79	1,594.98	1,594.98			3,598.33	3,474.77	123.55
		SF	25	0.5	1,001.67	939.90	766.82	766.82			1,768.49	1,706.72	61.78
Group 1 - H-2	Hawthorne	SF	50	1	2,003.35	1,912.74	1,592.89	1,592.89			3,596.24	3,505.63	90.61
Group 1 - F	Cherry Hill	SF	50	1	2,003.35	1,912.74	1,592.89	1,592.89			3,596.24	3,505.63	90.61
Group 1 - A-2	Ashley Park	SF	50	1	2,003.35	1,912.74	1,592.89	1,592.89			3,596.24	3,505.63	90.61
Group 1 - M	Lakes	SF	50	1	2,003.35	1,912.74	1,592.89	1,592.89			3,596.24	3,505.63	90.61
Group 2 - I	South Lake	SF	40	0.8	1,602.68	1,894.66			1,534.73	1,534.73	3,137.41	3,429.39	(291.98)
		SF	50	1	2,003.35	2,368.33			1,918.41	1,918.41	3,921.76	4,286.74	(364.98)
		SF	60	1.2	2,404.02	2,841.99			2,302.10	2,302.10	4,706.12	5,144.09	(437.98)



**Harmony Community Development District
Summary of Assessment 2027 Rates**

Group 2 - J	East Lake	SF	40	0.8	1,602.68	1,894.66		1,534.73	1,534.73	3,137.41	3,429.39	(291.98)
			50	1	2,003.35	2,368.33		1,918.41	1,918.41	3,921.76	4,286.74	(364.98)
			60	1.2	2,404.02	2,841.99		2,302.10	2,302.10	4,706.12	5,144.09	(437.98)
Group 2 - L	Enclave	SF	40	0.8	1,602.68	1,894.66		1,534.73	1,534.73	3,137.41	3,429.39	(291.98)
			50	1	2,003.35	2,368.33		1,918.41	1,918.41	3,921.76	4,286.74	(364.98)
			60	1.2	2,404.02	2,841.99		2,302.10	2,302.10	4,706.12	5,144.09	(437.98)
Group 2 - O	Waterside	SF	40	0.8	1,602.68	1,894.66		1,534.73	1,534.73	3,137.41	3,429.39	(291.98)
			50	1	2,003.35	2,368.33		1,918.41	1,918.41	3,921.76	4,286.74	(364.98)
			60	1.2	2,404.02	2,841.99		2,302.10	2,302.10	4,706.12	5,144.09	(437.98)
Group 2 - K	North Lake	SF	40	0.8	1,602.68	1,894.66		1,432.69	1,432.69	3,035.37	3,327.35	(291.98)
			50	1	2,003.35	2,368.33		1,790.86	1,790.86	3,794.21	4,159.19	(364.98)
			60	1.2	2,404.02	2,841.99		2,149.03	2,149.03	4,553.05	4,991.02	(437.98)
Office		Office	0.28	4	\$2,243.75	1,927.85		5,505.44	5,505.44	7,749.19	7,433.29	315.90
GC	Golf Course	Golf Course	31500		\$42,070.27	28,917.74		52,624.28	52,624.28	94,694.55	81,542.02	13,152.54
Comm	Commercial	Comm	2.44	4	\$19,552.66	16,799.83		5,505.44	5,505.44	25,058.10	22,305.27	2,752.83
Tract GA		TBD	2.13	4	\$17,068.51	14,665.42		-	-	17,068.51	14,665.42	2,403.09
Cat Lake Access		TBD	2.61	4	\$20,914.94	17,970.31		-	-	20,914.94	17,970.31	2,944.63
TC/M*		SF	50	1	2,003.35	1,984.90	70,117.12	1,234.92	1,234.92	73,355.39	3,219.82	70,135.57
TC/M*		TC 1 and TC 2	11.93	4	\$95,599.69	82,140.15	60,100.39	5,505.44	5,505.44	161,205.52	87,645.59	73,559.93
TC*		TC 3 and TC 4	7.43	4	\$59,539.45	51,156.86		4,283.68	4,283.68	63,823.13	55,440.54	8,382.60



Harmony Community Development District

Example Notices

HARMONY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Harmony Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: _____, 2026
TIME: 6:00 P.M.
LOCATION: Suenos Tenampa Private Room
7251 Five Oaks Drive
Harmony, Florida 34773

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Lynne Mullins, PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, 407-723-5900 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://harmonyccd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that such person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

[PUBLISH ONCE, ONE WEEK FOLLOWING THE COMBINED PUBLISHED NOTICE FOR THE O&M ASSESSMENT & BUDGET HEARING.]

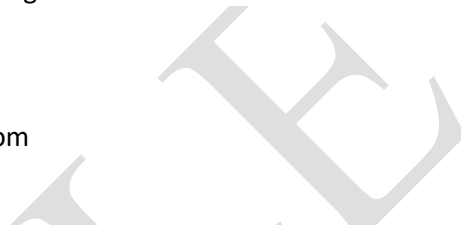
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HARMONY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN AMENDED ASSESSMENT METHODOLOGY FUNDING THE OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, AND ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors (“**Board**”) for the Harmony Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: _____ 2026
 TIME: 6:00 P.M.
 LOCATION: Suenos Tenampa Private Room
 7251 Five Oaks Drive
 Harmony, FL 34773



The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”). The second public hearing is being held pursuant to Chapters 170, 190, and 197 *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider an amended assessment methodology for the operations and maintenance assessments; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. The District is proposing to revise the current O&M Assessment methodology to remove the initial acreage calculation for neighborhoods and instead place more emphasis on the Equivalent Residential Unit (ERU) factor for each unit. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	Existing ERU Factor for all O&M Assessments	Proposed ERU Factor for all O&M Assessments	Proposed Total Annual O&M Assessment If Methodology Is Not Revised	Proposed Total Annual O&M Assessment If Methodology Is Revised
Single Family					
Townhomes					
Apartments					

Condos					
Commercial					
Office					
Golf Course					

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT RESIDENTIAL UNIT (“ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Osceola County (“County”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Lynne Mullins, PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817, 407-723-5900 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://harmonyccd.org/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that such person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

INSERT MAP OF ASSESSMENT AREA HERE

DISTRICT MANAGER: PUBLISH ONCE AT LEAST 20 DAYS PRIOR TO THE PUBLIC HEARING.

SAMPLE

BLANK PAGE

THIS IS NOT A BILL – DO NOT PAY

_____, 2026

VIA FIRST CLASS U.S. MAIL

XXX
XXX
XXX

PARCEL ID / TYPE: _____

RE: Harmony Community Development District
Proposed FY 2027 Budget and O&M Assessments; Proposed Methodology Change

Dear Property Owner:

Pursuant to Florida law, the Harmony Community Development District (“**District**”) will be holding a regular meeting and public hearings for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), (ii) amending the assessment methodology, and (iii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the adopted Budget as follows:

DATE: _____/2026
TIME: 6:00 P.M.
LOCATION: Suenos Tenampa Private Room
7251 Five Oaks Drive
Harmony, Florida 34773

The District is proposing to revise the current O&M Assessment methodology to remove the initial acreage calculation for neighborhoods and instead place more emphasis on the Equivalent Residential Unit (ERU) factor for each unit. The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2027 are set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the adopted Budget, assessment roll, and the agenda for the public hearing and meeting may be obtained by contacting the offices of the District Manager, Lynne Mullins, PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, 407-723-5900 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District’s Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that such person will

need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,
District Manager

SAMPLE

EXHIBIT A
Summary of O&M Assessments – FY 2027

- Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than \$ [REDACTED] in gross revenue.
- Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit ("ERU") basis for platted lots. Your property is classified as a [REDACTED].
- Schedule of O&M Assessments:**

Land Use	Total Units or Acres	Existing ERU Factor for all O&M Assessments	Proposed ERU Factor for all O&M Assessments	Proposed Total Annual O&M Assessment if Methodology Is Not Revised*	Proposed Total Annual O&M Assessment if Methodology Is Revised*
Single Family					
Townhomes					
Apartments					
Condos					
Golf Course					
Office					
Commercial					

*includes collection costs and early payment discounts

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

- Proposed Annual O&M Assessment for Your Property.**

Current O&M Assessment (10/1/2025 – 09/30/2026)	Proposed O&M Assessment if Methodology Is Not Revised* (10/1/2026 – 09/30/2027)	Change in Annual Dollar Amount
\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]

Current O&M Assessment (10/1/2025 – 09/30/2026)	Proposed O&M Assessment if Methodology Is Revised* (10/1/2026 – 09/30/2027)	Change in Annual Dollar Amount
\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]

- Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2027, the District intends to have the Osceola County ("**County**") Tax Collector collect the O&M Assessments imposed on all benefitted property. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT**

TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY, WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

NOTE TO DISTRICT MANAGER: PLEASE MAIL THIS TO EACH PROPERTY OWNER SUBJECT TO THE ASSESSMENT BY FIRST-CLASS UNITED STATES MAIL AT LEAST 20 DAYS PRIOR TO THE ASSESSMENT HEARING.

SAMPLE

AFFIDAVIT OF MAILING

STATE OF FLORIDA)
COUNTY OF _____)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared _____, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, _____, am employed by PFM Management Services LLC, and, in the course of that employment, serve as and/or assist the District Manager for the Harmony Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on _____, 2026, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

By: _____

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this _____ day of _____ 2026, by _____, for _____, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

SAMPLE



Harmony Community Development District

**Resolution 2026-05,
Setting a Public Hearing on the Adoption
of Rules of Procedure**

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, 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 Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District's Rules of Procedure on September 24, 2026, at 6:00 p.m., at Suenos Tenampa Private Room, 7251 Five Oaks Drive Harmony, Florida 34773.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of June, 2026.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors



Harmony Community Development District

Rules of Procedure

**RULES OF PROCEDURE
HARMONY
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____**

EFFECTIVE AS OF _____, 2026

TABLE OF CONTENTS

Rule 1.0	General.....	2
Rule 1.1	Board of Supervisors; Officers and Voting.	3
Rule 1.2	District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.	7
Rule 1.3	Public Meetings, Hearings, and Workshops.	10
Rule 1.4	Internal Controls to Prevent Fraud, Waste and Abuse.....	15
Rule 2.0	Rulemaking Proceedings.	16
Rule 3.0	Competitive Purchase.	29
Rule 3.1	Procedure Under the Consultants’ Competitive Negotiations Act.	34
Rule 3.2	Procedure Regarding Auditor Selection.	38
Rule 3.3	Purchase of Insurance.	42
Rule 3.4	Pre-qualification.....	44
Rule 3.5	Construction Contracts, Not Design-Build.	49
Rule 3.6	Construction Contracts, Design-Build.....	54
Rule 3.7	Payment and Performance Bonds.	59
Rule 3.8	Goods, Supplies, and Materials.	60
Rule 3.9	Maintenance Services.	64
Rule 3.10	Contractual Services.	68
Rule 3.11	Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.....	69
Rule 4.0	Effective Date.	72

Rule 1.0 General.

- (1) The Harmony Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 407-723-5900. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
- (ii) The type of action requested;
- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.



Harmony Community Development District

Notice of Rule Development

**NOTICE OF RULE DEVELOPMENT BY THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the Harmony Community Development District (the “**District**”) hereby gives the public notice of its intention to develop revised Rules of Procedure (the “**Proposed Rules**”) to govern the operations of the District. The rule number for the Proposed Rule of the District is [REDACTED].

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, Phone (407)-723-5900.

Lynne Mullins, District Manager
Harmony Community Development District

Run Date: [REDACTED], 2026

PUBLISH: AT LEAST 7 DAYS PRIOR TO NOTICE OF RULEMAKING AND 35 DAYS PRIOR TO PUBLIC HEARING



Harmony Community Development District

Notice of Rulemaking

**NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (“**Proposed Rules**”). The rule number for the Proposed Rules of the District is __. Prior notice of rule development relative to the Proposed Rules was published in the _____ on _____, 2026.

A public hearing will be conducted by the Board of Supervisors (“**Board**”) of the Harmony Community Development District (“**District**”) on _____, 2026, at 6:00 p.m. at **Suenos Tenampa Private Room, 7251 Five Oaks Drive, Harmony, FL 34773** relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office (defined below).

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817, 407-723-5900, mullinsl@pfm.com (“**District Manager’s Office**”).

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Lynne Mullins, Harmony_Community Development District

Run Date: _____, 2026

PUBLISH: AT LEAST 7 DAYS AFTER NOTICE OF RULE DEVELOPMENT AND AT LEAST 28 DAYS PRIOR TO ADOPTION DATE



Harmony Community Development District

Boat Replacement Proposals

Quote 1 - Pontoon Boat for Harmony

Category	Vendor	Item Description	Unit 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	\$3,185.00	Each	1	\$3,185.00
		Promotions (4/2/26-5/31/26)	-\$900.00		1	-\$900.00
					Grand Total	\$27,059.00

Quote 2 - Pontoon Boat for Harmony

Category	Vendor	Item Description	Unit Price	Unit	Quantity	Total
Pontoon Boat	Visione Electric Boats	Pontoon Boat Select Battery Bank -(2x7.2) 14.4 KW Canopy Included and trailer	\$46,000.00	Each	1	\$46,000.00
					Grand Total	\$46,000.00

Blake Firth

From: Matthew Davenport <mdavenport@bermancorp.com>
Sent: Tuesday, June 2, 2026 10:43 AM
To: Lynne Mullins; Blake Firth
Cc: Grant Philbeck; Jonathan Soto
Subject: New Boat Proposal Information

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

Good morning,

Below is a summary of the three electric boat options we have been evaluating, with particular emphasis on expected runtime and the factors that can significantly impact battery life.

Option 1 – Vision Marine Visione V17 (14.4 kWh Battery Package)

The Visione V17 equipped with the larger 14.4 kWh battery bank offers the longest expected runtime of the options. The expected runtime is up to approximately 10 hours under ideal conditions at low cruising speeds. More realistic operating expectations are: Slow sightseeing/cruising for 8–10 hours, normal recreational use for 5–8 hours, heavy passenger loads or sustained high throttle for 3–5 hours. Factors that affect runtime are throttle setting, number of passengers, wind speed and direction. This option provides the best balance of range, passenger comfort, and operational flexibility for extended outings.

Option 2 – Princecraft Brio E17 with Torqeedo Cruise 3.0 RL

The Brio E17 paired with the Torqeedo Cruise 3.0 RL is a highly efficient and proven electric pontoon package. While it offers less overall runtime and performance than the Visione, it would likely suffice **while new** for 4-hour outings, however, as battery health diminishes over time, there may be increased instances where it is not able to run for the entire duration of the rental. Typical operating expectations are: Slow cruising: 4–8 hours, moderate cruising: 2–5 hours, higher throttle settings: 1–3 hours. The Torqeedo system is optimized for efficient, lower-speed cruising and excels when operated at modest throttle settings.

Option 3 – Vision Marine Visione V17 (7.2 kWh Standard Battery Package)

This is essentially the same platform as Option 1 but equipped with half the battery capacity. Expected Runtime is approximately 3–6 hours under typical operating conditions. Heavy throttle usage may reduce runtime to 2–3 hours. While this option has a lower acquisition cost, the reduced runtime may limit operational flexibility, particularly during longer outings or when carrying larger groups.

Summary

Based primarily on battery endurance and operational flexibility, our recommendation would be the Vision Marine Visione V17 14.4 kWh battery package option. While the cost is higher, this option all but eliminates the likelihood of the battery life being exhausted during the 4-hour rental. The durability of the battery should also be considered, as battery health will diminish over time. Even at 25% diminished battery health, which would likely be the battery health after 5-10 years of use, the 14.4 kWh battery would still likely perform well enough to make it through the 4-hour rental period. Given that renter

satisfaction is directly tied to the ability to complete a full rental period without interruption, the larger battery package effectively serves as a risk mitigation measure rather than simply an upgrade. For the Princecraft model, it would be prudent to budget approximately \$8,000-\$10,000 for a future battery replacement. Depending on usage patterns, battery chemistry, charging practices, and environmental conditions, replacement may become necessary sometime within the 5-10 year range to maintain the desired runtime. However, this option is most cost-effective in the short term, should that be primary focus of the decision makers.

Best regards,

Matt Davenport
Director of Property
Management

Office: 407.522.7140
Fax: 866.575.5341
Direct: 407.758.2017
www.bermancorp.com





Harmony Community Development District

Sidewalk Pressure Washer Proposals

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 Pump	\$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	BCE Cleaning Systems	Hydro Max Tank Skid -TSSG435HG-100 (100 gallon) 4gpm@3500psi- Hot Water Front Mounted Hose Reels:Standard Hose Reels - Included	\$5,965.00	Each	1	\$5,965.00
		Freight	\$595.00	Each	1	\$595.00
					Grand Total	\$6,560.00