

Harmony

Community Development District

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

The following is the proposed agenda for the meeting of the Board of Supervisors for the Harmony Community Development District, scheduled to be held **Thursday, September 24, 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
- 1. Consideration of the Meeting Minutes of the July 30, 2026, Board of Supervisors' Meeting
- 2. Consideration of the Meeting Minutes of the August 12, 2026, Board of Supervisors' Meeting
- 3. Consideration of **Resolution 2026-10, Election of Officers**
- 4. Consideration of **Resolution 2026-11, Amending the Annual Meeting Schedule for Fiscal Year 2027**

Business Matters

- 5. Discussion Items:
 - 1. EV Charging Station Removal/Relocation
 - 2. Christmas Lights
 - 3. Pond Maintenance Contract
 - 4. Irrigation Tracking
 - 5. Dog Injury at Dog Park
 - 6. Food Truck at Town Square
 - 7. Family & Friends Christian Music and Community Festival
 - 8. Su Mesa Café 5th Anniversary Event
 - 9. Parking Ordinance
 - 10. O&M Assessment Methodology
- 6. Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA.
- 7. Ratification of FY 2027 Egis Insurance Proposal

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.



8. Ratification of Payment Authorizations 041 – 048
9. Review of District Financial Position and Budget to Actual

United Landscape Services Management

10. Ratification of Proposals from ULS:
 - a. Work Authorization #246266 4" Main Line Repair for \$1,358.65
 - b. Work Authorization #247760 2" Valve Replacement for \$3,082.38
 - c. Work Authorization #250136 Clock Replacement #13 and #15 for \$2,297.25
 - d. Work Authorization #250219 4" Main Line Leak (Clock #4) for \$1,354.28
 - e. Work Authorization #250254 2" Valve Track Clock 7 Zone 15 for \$959.02
11. Consideration of Proposals from ULS:
 - a. Work Authorization #250984 Tree Removal Behind 7136 Oak Glen Trail for \$1,200
12. Discussion Regarding Fuel Surcharge
13. Discussion Regarding Landscape Items

Berman Field Management

14. Consideration of Annual Contract Fee Increase Letter from Berman
15. Consideration of Additional Sidewalk Proposals from Baseline
 - a. Rip and Replace Sidewalk Lead Way on Primrose Willow Drive - \$3,960
 - b. Rip and Replace ADA Ramp at Schoolhouse Rd - \$1,575
 - c. Rip and Replace Sidewalk Around Tree at Park Area - \$2,812.50
 - d. Rip and Replace Sidewalk at Picnic Shelter - \$5,062.50
 - e. Rip and Replace Sidewalk in Front of Restrooms - \$3,240
16. Discussion Regarding Pond Pine Road Sidewalk Damage
17. Consideration of East Lakes Pond Drain Clean Up Proposals
 - a. Atlantic Pipe Services - \$9,555.00
 - b. Shenandoah - \$22,495.00
18. Discussion Regarding Bass Boat Damage

Other Business

Staff Reports

District Counsel

District Manager

Supervisor Requests

Adjournment



Harmony Community Development District

**Meeting Minutes of the July 30, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, July 30, 2026, at 6:00 p.m.

**Suenos Tenampa Private Room at 7251 Five Oaks Drive,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittney Coronel	Assistant Secretary
Julie Nichols Williams	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Kubra Metin	Kutak Rock	(via phone)
Jonathan Soto	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
David Hamstra	Pegasus	
Nick Lomasney	ULS	
Various Residents in person and via Zoom		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

Public Comment Period

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

A resident noted her concerns with the proposed increase in assessments. She requested to re-visit the signage proposal on Five Oaks Drive with the county in regard to side-street parking. Her claim is the Sherriff's department cannot enforce the parking rules if the signs are not posted. She noted her concerns with speeding along Five Oaks.

A resident commented on the Districts proposed Fiscal Year 2027 Budget, some owners are paying different assessment fees and would like a copy of the Methodology for explanation.

A resident requested the O&M Assessments be re-evaluated so that it is based on an ERU factor as everyone in the District has access to the same amenities.

A resident noted her concerns with the proposed assessment increase. She expressed concerns about the upkeep and maintenance of the main pool and noted that the water quality, cleanliness, sides of the pool and furniture all are not up to standard in her opinion.

A resident reaffirmed other concerns regarding the assessment increase and methodology, noting she believes they are unfair. She also noted her concerns with the parking and sign issues.

A resident noted her concerns with senior residents paying higher in their annual assessments.

A resident commented on her concerns with certain neighbors' having a higher proposed assessment amount. She requested the CDD take better care of the ponds and sprinkler system. She noted her concerns with the financial expense of the Christmas light proposal.

A resident commented on his concerns with the proposed increase in assessments.

A resident requested a timer on the splash pad so that the water is not running all day. He requested someone watch over the maintenance being performed to ensure it's being done.

A resident on the phone noted his concerns with the proposed increase in assessments.

A resident on the phone expressed her concerns with the expense of Holiday lighting and suggested the money be spent on the soccer field instead.

A resident on the phone noted his concerns with the proposed increase in assessments.

Consideration of Nominations for Vacant Seat 2

Ms. Mullins noted three resumes have been received: Kevin Shea, John Light and Marcella Bartlett.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District nominated Marcella Bartlett to Board Seat 2.

Ms. Mullins Swore Ms. Marcella Bartlett in.

Consideration of the Meeting Minutes of the May 28, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the May 28, 2026, Board of Supervisors' Meeting.

**Consideration of the Meeting Minutes
of the June 11, 2026, Continued Board
of Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Minutes of the June 11, 2026, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-06,
Adopting an Annual Meeting Schedule
for Fiscal Year 2027**

Ms. Mullins noted the meeting schedule as follows: October 15, 2026, November 19, 2026, December 17, 2026, January 21, 2027, February 18, 2027, March 25, 2027, April 15, 2027, May 20, 2027, June 17, 2027, August 19, 2027, and September 16, 2027, at 6:00 p.m. at this location. A Budget Workshop Meeting will be held on March 25, 2027, and April 15, 2027, at 4:30 p.m. at this location.

On MOTION by Ms. Williams seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-06, Adopting an Annual Meeting Schedule for Fiscal Year 2027.

SECOND ORDER OF BUSINESS

Business Matters

Discussion Items:

- 1. Christmas Lights**
- 2. Reflective Sign on Cat Brier Trail
Crosswalk**
- 3. 20ft Pontoon Boat Issues**

- 4. Recurring Group Fitness Instruction Class Request – Lakeshore Park Soccer Field**
- 5. Cease and Desist Letter to the Golf Course Regarding Ponds**
- 6. Parking Violations on Five Oaks**
- 7. Baseline Construction Sidewalk Repair Change Order**

Ms. Coronel discussed the proposals for Christmas Lights.

Mr. Chokanis suggested just decorating the entrances only.

The Board agreed to table the discussion of Christmas Lights for future consideration due to budgetary concerns.

Ms. Mullins noted the Reflective Sign on Cat Brier Trail Crosswalk item was introduced after concerns from various residents were noted by District Staff.

Mr. Philbeck from Berman reviewed the proposals gathered for the Reflective Sign Installation on Cat Brier Trail Crosswalk. The Board agreed on the proposal in the amount of \$328.95.

On MOTION by Ms. Williams seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Reflective Sign on Cat Brier Trail Crosswalk Proposal in the amount of \$328.95.

Mr. Soto discussed the approved quote for a replacement Boat from the last meeting, and how the price increased in a large amount after approval.

The Board discussed the previous proposals.

The Board agreed to approve a not-to-exceed amount of \$36,200.00 to cover the costs of a replacement Boat, and for Berman to engage in negotiations for the possible Sheriff's discount.

On MOTION by Mr. Chokanis, seconded by Ms. Coronel, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved a not-to-exceed amount of \$36,200.00 for the CDD to purchase a replacement Boat and engage in negotiations.

Mr. Firth noted a request from a resident to host a paid recurring group fitness instruction class on CDD property every Saturday morning. He noted the resident confirmed her attendance prior to the meeting in order to answer any questions the Board may have.

The resident addressed the Board regarding the fitness class and answered questions regarding the specific location.

Ms. Coronel noted her concerns regarding the specifics of the timeline for approval for this class.

On MOTION by Ms. Leet seconded by Mr. Chokanis, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Recurring Group Fitness Instruction Class Request at Lakeshore Park Soccer Field.

Ms. Mullins noted that a resident expressed concerns regarding the Golf Course staff allegedly trimming vegetation on the ponds that do not belong to them. There was a resident request for a Cease-and-Desist Letter to be sent to the Golf Course Regarding vegetation being removed at the ponds. Ms. Mullins asked the Board if they would like Counsel to draft a Cease-and-Desist.

The Board discussed the options.

Mr. Hamstra gave a brief overview of the pond maintenance responsibilities and stated he would bring in an exhibit for a clearer distinction.

The Board agreed to table the discussion of a Cease-and-Desist Letter to the Golf Course.

Mr. Firth gave an overview of the concerns from residents regarding the Parking Violations on Five Oaks and possible options.

The Board agreed to table the discussion of Parking Violations on Five Oaks.

Mr. Philbeck gave an update on the Sidewalk Repair, and noted Baseline has identified multiple areas where a change order from the original agreement may be required. A full report is to come later.

No further action required.

Consideration of Easement to Tohopekaliga Water Authority

Mr. Eckert gave an overview of the contract negotiations regarding the easement. He recommended an abandonment clause be added to the contract.

The Board briefly discussed the options.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved the Consideration of Easement to Tohopekaliga Water Authority with the abandonment clause language included.

**Consideration of Resolution 2026-07,
Adopting Goals, Objectives and
Performance Measures and Standards
for Fiscal Year 2027**

Ms. Mullins noted that these are the same overall goals adopted from last year, just updating the dates for the following year.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-07, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2027.

**Review and Acceptance of Arbitrage
Rebate Report for the Series 2014
Bonds from LLS Tax Solutions, Inc.**

Ms. Mullins noted there was no cumulative arbitrage rebate liability incurred for the series 2014 Bonds, so there is no need to file with the IRS.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Review and Acceptance of Arbitrage Rebate Report for the Series 2014 Bonds from LLS Tax Solutions, Inc.

**Review and Acceptance of Arbitrage
Rebate Report for the Series 2015
Bonds from LLS Tax Solutions, Inc.**

Ms. Mullins noted there was no cumulative rebate liability incurred for the Series 2015 Bonds, so there is no need to file with the IRS.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Review and Acceptance of Arbitrage Rebate Report for the Series 2015 Bonds from LLS Tax Solutions, Inc.

**Ratification of Master Services and
Supplies Agreement with Spies**

The Board reviewed the Master Services and Supplies Agreement with Spies.

Ms. Mullins confirmed there was no cost associated with this agreement and is just a cleanup item.

On MOTION by Ms. Williams, seconded by Ms. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Master Services and Supplies Agreement with Spies.

**Ratification of Payment Authorization
Nos. 034 – 040.**

Ms. Mullins noted these items have already been approved and are solely for ratification.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations Nos. 034 – 040.

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

Ms. Mullins noted that as of the end of June, the District has spent 80% of their Budget.

No further action is required.

THIRD ORDER OF BUSINESS

**United Landscape Services
Management**

Ratification of Proposals from ULS:

- 1. Work Authorization #239356
Repaired 3" Mainline Break for
\$1,162.69**
- 2. Work Authorization #239361
Repaired 3" Mainline Break for
\$1,001.53**
- 3. Work Authorization #239367
4" Mainline Repair for
\$1,466.36**

Ms. Mullins noted these Work Authorizations are for items that have already been repaired.

Mr. Leet asked for clarification regarding Toho's policy for reimbursement for the higher than usual water bills.

Mr. Firth confirmed that Toho's policy is that the higher bill must be more than double the previous bill to qualify for reimbursement, so it is difficult to reach that threshold.

Mr. Lomasney gave an overview of the process ULS undertakes when there is a mainline break identified.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Work Authorization #239356 for Repaired 3" Mainline Break for \$1,162.69, Work Authorization #239361 for Repaired 3" Mainline Break for \$1,001.53, Work Authorization #239367 4" Mainline Repair for \$1,466.36.

Consideration of Proposals from ULS:

- 1. Work Authorization #242630
Estate of Harmony Entrance for
\$15,636.46**
- 2. Work Authorization #242635
Flower Rotation (August) for
\$3,500**
- 3. Work Authorization #242636
3360 Cat Brier Oak Tree (2)
Installation for \$1,547.47**

Mr. Lomasney gave an overview of the proposals.

There was Board discussion regarding possible savings. It was noted that Mr. Lomasney can remove the sod installation items for Work Authorization #242630, which would bring the price down considerably.

On MOTION by Mr. Leet, seconded by Ms. Williams, with Ms. Coronel and Ms. Bartlett opposed, the Board of Supervisors for the Harmony Community Development District approved Work Authorization #242630 for Estate of Harmony Entrance without the sod items, Work Authorization #242635 for Flower Rotation (August) \$3,500, Work Authorization #242636 for Cat Brier Oak Tree (2) Installation for \$1,547.47.

Discussion Regarding Landscape Items

Mr. Lomasney gave updates regarding landscaping maintenance and noted he is expected to be out of town for the next week. He confirmed there will be an on-site manager who is reachable in his absence.

FOURTH ORDER OF BUSINESS

Field Management - Berman

Consideration of Bench Proposals

- 1. Willy Goat Equipment**
- 2. Swartz**
- 3. Global Industries**

Mr. Soto gave an overview of the bench proposals.

On MOTION by Ms. Coronel, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Bench Proposal from Willy Goat Equipment.

Consideration of Proposals for Ashley Park Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Consideration of Proposal for Swim Club Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Consideration of Proposals for Swim Club Wading Pool Main Drain

- 1. Spies**
- 2. Alamar Enterprises**

Mr. Soto gave an overview of the proposals.

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal with Alamar Enterprises at the Ashley Park Pool Main Drain, Swim Club Pool Main Drain and Swim Club Wading Pool Main Drain.

Consideration of Rescue Boat Motor Proposal

- 1. PartsVu**
- 2. Online Outboard**
- 3. Yamaha**

Mr. Philbeck noted that the Yamaha boat motor replacement parts will take 2 months or more due to a back order. He proposed alternatives to speed up the timeframe.

The Board briefly discussed the options.

Ms. Mullins noted she will get in contact with the insurance provider regarding the boat damage as well.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with Ms. Coronel and Ms. Bartlett opposed, the Board of Supervisors for the Harmony Community Development District approved the proposal from PartsVu for \$5,279.99 and the proposal from Yamaha for the replacement part for \$535.05.

FIFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Eckert gave a brief overview of the Sunshine Law and the Public Records Law.

Mr. Eckert gave an overview of the current status of relevant items moving through the Florida Legislature.

Mr. Eckert noted that the District accepted a letter of credit in place of a performance bond for the Sidewalk Contract with Baseline.

Mr. Eckert noted that he was contacted by a Developer developing 27 townhome units will be making a request to support the District taking ownership of the alley ways for that area.

District Engineer –

Mr. Hamstra gave a brief overview regarding the parking situation on Five Oaks Drive. A site development permit modification for parking and striping.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved the Site Development Permit Modification.

Mr. Hamstra reached out to the transportation department for a traffic study to be completed.

The Board briefly discussed the options.

On MOTION by Mr. Leet, seconded by Ms. Williams, with Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved proceeding with a traffic study conducted by the County.

There was elevated discussion amongst the room.

Mr. Hamstra tendered his resignation.

Ms. Mullins closed the District Engineer staff report section.

District Manager –

Ms. Mullins stated the next meeting is the Budget meeting and will not have a virtual option to attend but will still be accessible in-person.

Supervisor Requests and Audience Comments

Mr. Chokanis noted a resident reported round-up being used near conservation areas.

Mr. Chokanis noted a resident reported there was an incident with pool timing and to make sure the set pool opening and closure times are being followed.

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

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the July 30, 2026, Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

**Meeting Minutes of the August 12, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

**Wednesday, August 12, 2026, at 6:00 p.m.
LaBellaRose Ballroom at 7251 Five Oaks Dr.,
Harmony, FL 34773**

Board Members Present:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittney Coronel	Assistant Secretary
Julie Nichols Williams	Assistant Secretary
Marcela Bartlett	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	
Kubra Metin	Kutak Rock	(via phone)
Samantha Sharenow	Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	
Various Residents in person and via Zoom		

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

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

Public Comment Period

A resident commented on the engineering and legal costs listed on the proposed budget. She expressed concern that the Board is not using the time of the professionals effectively. She also commented on the process that residents are working together on regarding the issues with the parking on Five Oaks and the requests for signs for parking to be installed.

A resident expressed concerns with the water in the main pool being too high causing the filter to not work properly.

SECOND ORDER OF BUSINESS

Business Matters

Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA

Mr. Eckert gave an overview of the CCNA process of selecting a new District engineer. He made note that any District engineering project that exceeds \$35,000.00 is required to go out for bid.

Ms. Coronel asked for further clarification on the evaluation criteria points for evaluation.

On MOTION by Ms. Williams seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the RFQ for District Engineering, Design, and Design Criteria Professional Services Under the CCNA.

Discussion Regarding the Letter Received for Harmony Tract G-A

Mr. Eckert made the Board aware that a letter received was from a Developer's Attorney, noting that there are plans to develop more townhomes. They are seeking assurance from the Board that the stormwater facilities and the alleyways will be maintained by the District.

No action was required.

Public Hearing on the Adoption of the District's Annual Budget

- 1. Public Comments and Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

Ms. Mullins noted that the public hearing was noticed pursuant to Florida Statutes.

On MOTION by Ms. Williams, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District opened the Public Hearing.

Mr. Leet discussed the Flock contract and noted the contract is coming up for renewal.

Ms. Coronel noted that residents have expressed concerns regarding the Flock cameras and suggested engaging the community in the discussion over the next budget year.

Ms. Bartlett expressed concerns with the commitment of the Board regarding the larger ticket items but did express her comfortability with the current budget.

Mr. Chokanis gave an overview of the recent history of the District's budget and reserve amounts.

Ms. Coronel noted that the Board should focus on the bigger line-items in the Fiscal Year 2027 budget. She is recommending cuts to the engineering and legal line-items to ensure the resources are being used responsibly. She suggested lowering the line-item for landscaping as well. She expressed concerns with the over maintenance of invasive weeds and needing to re-negotiate the contract.

Ms. Williams did not have a comment.

Ms. Mullins gave the floor to the public.

A resident handed out a petition packet of residents who have similar concerns with how the assessments were potentially going to be allocated throughout the District.

A resident expressed concerns with the potential increase in assessments not being consistent across the various communities within the District.

A resident expressed concerns with the mailed notice that went out to residents regarding the potential assessment increase. She alleged that the number of homes in each community was incorrect. She expressed concerns with raising line-items within the budget. She suggested all homeowners should get the same increase

A resident noted that her neighbor asked her to attend the meeting and suggested not keeping the same standard on the potential new townhomes and alley tracts. She requested a new look at the methodology.

A resident noted that for 25 years the methodology has stayed the same until now and changing it drastically could upset half of the community.

On MOTION by Ms. Williams, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District closed the public hearing.

Ms. Coronel noted her belief that the Board has not taken a good look at assessments and suggested holding off on the increase.

Ms. Bartlett offered her view of the potential increase, requesting to cut some of the line-items in cost.

Ms. Williams made a motion to approve Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds, but there was no second.

Mr. Leet requested Ms. Griffith give an explanation regarding the line-items have been increased.

Ms. Griffith gave an overview of the potential increase in the various line-items within the budget, specifically the streetlights line-item, and where potential cuts could be made.

Ms. Mullins suggested engineering and legal costs would be a good place to start cutting the budget but advised against reducing the landscaping item.

The Board had an in-depth discussion of areas within the budget that could be reduced with a focus on engineering, legal and landscaping costs.

Mr. Eckert called for a 5-minute recess.

The Board agreed to reduce the budget for engineering and legal to \$50,000.00 for both items.

The Board discussed reducing the costs of services related to ponds and wetlands. Ms. Mullins noted that the District is currently under contract for the maintenance of ponds and wetlands.

On MOTION by Mr. Chokanis, seconded by Ms. Williams, with Ms. Bartlett and Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-08, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

Public Hearing on the Imposition of Special Assessments

- 1. Public Comments and
Testimony**
- 2. Board Comments**
- 3. Consideration of Resolution
2026-09, Adopting an
Assessment Roll for the Fiscal
Year 2027 and Certifying Special
Assessments for Collection**

On MOTION by Ms. Bartlett, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District opened the Public Hearing.

Ms. Mullins noted that this is to impose special assessments to fund the budget that was just adopted.

The Board discussed potential re-evaluations of different methodologies.

A resident noted that she is firmly against the budget increase. She expressed concerns about the length of time she waited for streetlight repairs.

A resident requested the Board re-examine everything before they are asked to pay an increased assessment.

A resident expressed her concerns with management and alleges the total number of homes in the communities is listed incorrectly.

A resident expressed her belief that the number of homes in the communities listed is incorrect.

A resident asked the Board to take another look at the budget and requested no increase.

On MOTION by Ms. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District closed the Public Hearing.

On MOTION by Ms. Leet seconded by Mr. Chokanis, with Ms. Barlett and Ms. Coronel opposed, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-09, Adopting an Assessment Roll for Fiscal Year 2027 and Certifying Special Assessments for Collection.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Manager – Ms. Mullins noted that Johnathan Soto, General Manager, is no longer with Berman. Until he is replaced, Mr. Philbeck will fill in.

Supervisor Requests and Audience Comments

Mr. Leet noted that he has not sent the traffic study application to the county just yet but is working on finalizing.

Adjournment

On MOTION by Ms. Bartlett, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the August 12, 2026, Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

**Resolution 2026-10,
Election of Officers**

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HARMONY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE
OFFICERS OF THE DISTRICT AND PROVIDING FOR 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 within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. _____ is appointed Chairperson.
2. _____ is appointed Vice Chairperson.
3. _____ is appointed Secretary.
4. _____ is appointed Assistant Secretary.
5. _____ is appointed Assistant Secretary.
6. _____ is appointed Assistant Secretary.
7. _____ is appointed Assistant Secretary.
8. _____ is appointed Treasurer.
9. _____ is appointed Assistant Treasurer.
10. _____ is appointed Assistant Treasurer.
11. _____ is appointed Assistant Treasurer.
12. _____ is appointed Assistant Treasurer.
13. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of September, 2026.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Harmony Community Development District

**Resolution 2026-11,
Amending the Annual Meeting Schedule
for Fiscal Year 2027**

RESOLUTION 2026-11

**A RESOLUTION OF HARMONY COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026/2027; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Harmony Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within Osceola County, Florida; and

WHEREAS, the District previously adopted Resolution 2026-06, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2026/2027 meetings ("FY 2027 Schedule"); and

WHEREAS, the Board desires to amend the FY 2027 Schedule in order to amend the dates.

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

SECTION 1. The FY 2027 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2027 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of SEPTEMBER 2026.

ATTEST:

**HARMONY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

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

FISCAL YEAR 2026-2027

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 25, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

FISCAL YEAR 2026-2027 BUDGET WORKSHOPS

March 25, 2027 at 4:30 p.m.
April 15, 2027 at 4:30 p.m.

All meetings will convene at 6:00 p.m. at the
LaBellaRose Ballroom
7251 Five Oaks Drive, Harmony, FL 34773



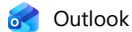
Harmony Community Development District

Discussion Items



Harmony Community Development District

EV Charging Station Removal/Relocation



RE: Harmony Community Development District | Electric Vehicle Charging Station Removal

From Reyes, Eva <EReyes@ouc.com>

Date Fri 8/21/2026 8:39 AM

To David Hamstra <david@pegasusengineering.net>

Cc Lynne Mullins <mullinsl@pfm.com>; Priscilla Villanueva <priscilla@pegasusengineering.net>; Smith, Nick <NSmith2@ouc.com>

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

Good morning David

Thank you all for your patience while we reviewed the usage on the OUC owned EV equipment. The EV stations have experienced limited utilization, and we are ok with the removal. Most EV users within residential communities typically charge their vehicles at home.

However, if the Harmony Comm. Dev. District (HCDD) would prefer to keep the charging stations in the community, OUC can support that option. The HCDD would be responsible for the costs associated with the relocation.

If the HCDD still chooses to proceed with the relocation, OUC will continue to provide the necessary maintenance to keep the equipment in good operating conditions, consistent with the support we have provided for approximately 15 years or so.

Let me know if you have any questions or if you would like us to communicate directly with the community association regarding these options.

Thank you

Eva M. Reyes, P.E.

Manager Lighting & Electrification

Orlando Utilities Commission

Electric Engineering

407-434-4140



From: David Hamstra <david@pegasusengineering.net >

Sent: Sunday, April 26, 2026 5:34 PM

To: Reyes, Eva <EReyes@ouc.com >

Cc: Lynne Mullins <mullinsl@pfm.com >; Priscilla Villanueva <priscilla@pegasusengineering.net >

Subject: Harmony Community Development District | Electric Vehicle Charging Station Removal

Importance: High



Harmony Community Development District

Christmas Lights

Blake Firth

From: Laura Vanyur <laura@myhoasolution.com>
Sent: Tuesday, August 25, 2026 11:57 AM
To: Lynne Mullins; Kevin Shea
Cc: Blake Firth
Subject: RE: Harmony Christmas Lights

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Thank you I will inform the Board.

Sincerely,

Laura Vanyur, L.C.A.M
On Behalf of Harmony Residential Owners Association

Laura Vanyur | L.C.A.M



(407) 847-2280



Laura@myhoasolution.com



811 Mabbette St, Kissimmee, FL 34741



www.myhoasolution.com



From: Lynne Mullins <mullinsl@pfm.com>
Sent: Tuesday, August 25, 2026 11:53 AM
To: Laura Vanyur <laura@myhoasolution.com>; Kevin Shea <kevinsheamail@gmail.com>
Cc: Blake Firth <firthb@pfm.com>
Subject: RE: Harmony Christmas Lights

Laura,

At this time, the CDD has not agreed to any contribution. I will read it to the agenda in September, where the Board can review, discuss and advise on a contribution amount.

Lynne Mullins
District Manager

PFM Management Services LLC

From: Laura Vanyur <laura@myhoasolution.com>
Sent: Tuesday, August 25, 2026 11:49 AM
To: Lynne Mullins <mullinsl@pfm.com>; Kevin Shea <kevinsheamail@gmail.com>
Subject: Harmony Christmas Lights

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Hello Lynn,

I am writing to check on the status of the holiday lighting plan and the CDD's financial contribution for this season. The HROA is currently waiting on confirmation before we can move forward.

To help us coordinate, could you please clarify a few points:

- **CDD Contribution:** What is the current plan for the CDD's contribution? (My understanding was that \$9,000 had been allocated in the budget for this holiday season.)
- **Approval Timeline:** Since the next CDD meeting is not until September 24th, does this mean the budget won't be formally finalized until then?
- **Board Approval:** Am I correct in understanding that the CDD Board still needs to vote to officially approve these funds?

Our lighting vendor, Humbug, is ready to place us on their installation schedule, but they require a signed contract to do so. The HROA cannot sign the contract until we have written confirmation of the CDD's contribution amount.

I have attached the proposal for your reference. Please let me know what information you can share and if you need anything further from us.

Sincerely,

Laura Vanyur, L.C.A.M
On Behalf of Harmony Residential Owners Association



CHRISTMAS LIGHT INSTALLATION PROPOSAL

Prepared for: Harmony Residential Owners' Association, Inc.

Proposal Date: April 10, 2026

Thank you for the opportunity to submit this proposal for holiday lighting installation at the Harmony community. We are pleased to present the following itemized pricing for the supply, professional installation, seasonal maintenance visits, end-of-season takedown, and storage of warm white LED lighting across the specified locations.

All pricing is all-inclusive — there are no additional charges for installation labor, maintenance visits throughout the display season, takedown, or storage.

Section 1 — First / West Entrance (Highway 192)

Warm white lighting installed on entrance towers, marquee signs, and center median palm trees.

Item	Qty	Unit Price	Total
Center median palm trees (2)	2	\$125.00	\$250.00
48" decorative wreath — center median	1	\$600.00	\$600.00
Entrance towers (4) & marquee signs (2)	6	—	\$1,500.00
Flanking palm trees (4)	4	\$150.00	\$600.00

Section 1 Total

\$2,950.00

Section 2 — Main / East Entrance

Warm white lighting installed on the main monument tower structure, including a statement wreath and surrounding tree accents.

Item	Qty	Unit Price	Total
Main entrance tower lighting	1	\$1,000.00	\$1,000.00
60" decorative wreath — tower	1	\$800.00	\$800.00
Surrounding entrance trees	1	\$1,250.00	\$1,250.00

Section 2 Total

\$3,050.00

Section 3 — Harmony Square Drive Oak Trees

Warm white lighting installed on oak trees lining both sides of Harmony Square Drive leading into Town Square, wrapped to approximately 8 ft. height.

Item	Qty	Unit Price	Total
Oak trees — both sides of roadway (approx. 44 trees @ 8 ft.)	44	\$250.00	\$11,000.00

Section 3 Total	\$11,000.00
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Important Consideration — Oak Tree Scope

Given the scale of this scope — 44 mature trees across a lengthy corridor — we want to flag a few considerations for the association's review before finalizing this portion of the installation. Power availability along Harmony Square Drive will need to be confirmed at each point of installation; depending on existing outlet placement, additional power management infrastructure may be required, which could affect final pricing. We would recommend a brief on-site walkthrough with your team to assess power access prior to confirming this section, ensuring there are no surprises once installation begins. We are happy to coordinate that visit at your convenience.

Section 4 — Town Square Crape Myrtle Trees

Warm white lighting installed on crape myrtle trees in the Town Square center "X" formation, wrapped to approximately 8 ft. height.

Item	Qty	Unit Price	Total
Crape myrtle trees — Town Square X formation (approx. 70 trees @ 8 ft.)	70	\$250.00	\$17,500.00

Section 4 Total	\$17,500.00
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Important Consideration — Town Square Scope

Lighting 70 crape myrtles simultaneously represents a significant power draw concentrated in a central area. Before confirming this scope, we strongly recommend verifying that existing power infrastructure in Town Square can support the full load — particularly across the X-formation layout. A site visit to assess available circuits and outlet locations would ensure the design is both achievable and safe. We are glad to partner with the association on that assessment and can propose phased or alternative configurations if power capacity requires it.

FULL SCOPE TOTAL INVESTMENT

\$34,500.00

All-inclusive: lights, installation, maintenance visits, takedown & storage

Proposal Summary

Location	Section Total
Section 1 — First / West Entrance (Hwy 192)	\$2,950.00
Section 2 — Main / East Entrance	\$3,050.00
Section 3 — Harmony Square Drive Oak Trees	\$11,000.00
Section 4 — Town Square Crape Myrtles	\$17,500.00
GRAND TOTAL	\$34,500.00

Terms & Conditions

All work to be performed using professional-grade warm white LED lighting products.
All-inclusive pricing covers: equipment/lights, professional installation, scheduled maintenance visits throughout the display season, full takedown at season end, and off-season storage.

Insurance:
General Liability Insurance: A Certificate of General Liability Insurance will be provided with this bid, evidencing coverage of no less than \$1,000,000.
Workers' Compensation: Our company qualifies for a workers' compensation exemption under applicable state law. Documentation of exemption status is available upon request.
Automobile Liability: All vehicles operated in connection with this project will be covered under appropriate automobile liability insurance. Box trucks and cargo vehicles used during the installation season are rented through commercial vendors and are covered under the rental company's commercial fleet insurance policy. Our owned/operated personal vehicles carry personal automobile liability coverage. Documentation can be provided upon request.

Bidder has reviewed all site maps provided and will conduct an on-site inspection of all areas prior to installation to confirm power availability.
Pricing valid for 30 days from proposal date. Sections 3 and 4 are subject to final power assessment confirmation.
Payment terms and schedule to be established upon contract execution.

Submitted by:	Accepted by (HROA):
Authorized Signature	Authorized Signature
Company Name	Title
Date	Date

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PROPOSAL

Humbug Holiday Lighting of Central Florida
149 Terra Mango Loop Suite 1
Orlando, FL 32835

(407) 993-6444

<https://www.humbugholidaylighting.com/central-florida-fl>

**Billing Address**

Laura Vanyur

Harmony Residential Owner's Association
811 Mabbette St
Kissimmee, FL 34741
(407) 847-2280 (Office)
laura@myhoasolution.com

Service Address

Laura Vanyur

Harmony Residential Owner's Association
7250 Harmony Square Dr S
St. Cloud, FL 34773
(407) 847-2280 (Office)
Date January 29, 2026
Total \$19,187.04

2026 New HOA Proposal

This proposal expires on 4/29/2026

Prepared by HumbugHL Central FL (h26@humbugholidaylighting.com)

Notes

This proposal has many options and possibilities to add or change design. There is lots of time to do so and we would be happy to meet the HOA board onsite to walk through our thoughts and also other options for design / pricing. Hopefully this will give you a good idea of the scope of the project (very large), but Humbug will be happy to design, install, maintain and store the lights! We are excited to serve you and of selected, Humbug will offer your residents a 5% discount on their personal home lighting displays with a special code. Thank you for the opporitivity to light up your amazing community.

This proposal contains 18 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Amount
Commercial Holiday Light Installation	Our Holiday Lights service provides you with professional grade, custom cut, energy efficient LED lights that shine brighter and last longer than standard lights. You will find your specialized design in this interactive proposal, allowing you to check/uncheck boxes based on your preference or budget. The price will change as you check/uncheck the boxes to the left of the item.	
	This proposal includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown. Once accepted, our team will schedule installation, and after the holidays are over, will come back to remove and store the lights.	\$400.00
	Business/HOA Multi-year Discount. If you would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year: 3-year Contract: 5% each year 5-year Contract: 7.5% each year	
	You will see design photos at the bottom, which gives you an idea of what the finished product could look like; however, please note that some of the features portrayed are NOT TO SCALE.	
Our Holiday Lights service provides you with professional grade, custom cut, energy efficient LED lights that shine brighter and last longer than standard lights. You will find your specialized design in this interactive proposal, allowing you to check/uncheck boxes based on your preference or budget. The price will change as you check/uncheck the boxes to the left of the item.		
This proposal includes all labor, products, and materials needed to complete your Holiday Lights installation and takedown. Once accepted, our team will schedule installation, and after the holidays are over, will come back to remove and store the lights.		
Business/HOA Multi-year Discount. If you would like to take advantage of a 3-year or 5-year contract discount, the pricing would be reduced as following, for each year: 3-year Contract: 5% each year 5-year Contract: 7.5% each year		
You will see design photos at the bottom, which gives you an idea of what the finished product could look like; however, please note that some of the features portrayed are NOT TO SCALE.		
☒ West Left Entrance Towers		
		\$933.00

Wreath - 30 "		
Mixed Noble	A classic wreath featuring realistic greenery, wrapped in our beautiful warm-	
Wreath - Warm	white 5mm mini-lights.	\$476.00
White LED		

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

Bow - 15"	15" CANVAS Bow Red/Gold Trim - UV Protected	\$160.00
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15" CANVAS Bow Red/Gold Trim - UV Protected

C9 Lighting Cord- Level 1	Bright and customized C9 roofline lighting, fitted with the bulb color below.	\$297.00
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Bright and customized C9 roofline lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
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C9 Bulb Polystyrene-PS LED Faceted Warm White



West Left Entrance Garland

\$360.00

Garland - 9'X14"		
Mixed Noble	A classic garland featuring realistic greenery, wrapped in our beautiful LED	
Garland - Warm	warm-white mini-lights.	\$250.00
White		

A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.

Bow - 24"	24" CANVAS Bow Red/Gold Trim - UV Protected	\$110.00
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24" CANVAS Bow Red/Gold Trim - UV Protected



West Left Entrance Optional Bush

\$660.00

Warm White, 5mm		
Coaxial Mini Light	5MM COAX 70L (BALLED) Warm White 4"	\$660.00
Strand		

5MM COAX 70L (BALLED) Warm White 4"



West Left Entrance Opt. Ground L

\$300.00

C9 Lighting Cord-Ground	Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.	\$300.00
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Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
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C9 Bulb Polystyrene-PS LED Faceted Warm White



West Left Entrance Palms

\$264.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$264.00
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5MM COAX 70L (BALLED) Warm White 4"



West Right Entrance Garland

\$360.00

Garland - 9'X14" Mixed Noble Garland - Warm White	A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.	\$250.00
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A classic garland featuring realistic greenery, wrapped in our beautiful LED warm-white mini-lights.

Bow - 24"	24" CANVAS Bow Red/Gold Trim - UV Protected	\$110.00
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24" CANVAS Bow Red/Gold Trim - UV Protected



West Right Entrance Towers

\$933.00

Wreath - 30 " Mixed Noble Wreath - Warm White LED	A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.	\$476.00
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A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

Bow - 15"	15" CANVAS Bow Red/Gold Trim - UV Protected	\$160.00
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15" CANVAS Bow Red/Gold Trim - UV Protected

C9 Lighting Cord- Level 1	Bright and customized C9 roofline lighting, fitted with the bulb color below.	\$297.00
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Bright and customized C9 roofline lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
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C9 Bulb Polystyrene-PS LED Faceted Warm White



West Right Entrance Opt. Bush

\$660.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$660.00
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5MM COAX 70L (BALLED) Warm White 4"



West Right Entrance Palms

\$264.00

Warm White, 5mm Coaxial Mini Light Strand	5MM COAX 70L (BALLED) Warm White 4"	\$264.00
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5MM COAX 70L (BALLED) Warm White 4"



West R Entrance Opt. Ground L

\$300.00

C9 Lighting Cord- Ground	Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.	\$300.00
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Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs	C9 Bulb Polystyrene-PS LED Faceted Warm White	\$0.00
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C9 Bulb Polystyrene-PS LED Faceted Warm White



West Center Island Palms 2x

\$198.00

Warm White, 5mm

Coaxial Mini Light 5MM COAX 70L (BALLED) Warm White 4" Strand

\$198.00

5MM COAX 70L (BALLED) Warm White 4"



West Center Ground Lighting

\$930.00

C9 Lighting Cord- Ground Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

\$930.00

Bright and customized C9 ground or landscape lighting, fitted with the bulb color below.

C9 Warm White Bulbs

C9 Bulb Polystyrene-PS LED Faceted Warm White

\$0.00

C9 Bulb Polystyrene-PS LED Faceted Warm White



Main Entrance Tower

\$1,304.00

C9 Lighting Cord- Level 3 Bright and customized C9 upper story/high roofline lighting, fitted with the bulb color below. (Requires Lift)

\$880.00

Bright and customized C9 upper story/high roofline lighting, fitted with the bulb color below. (Requires Lift)

C9 Warm White Bulbs

C9 Bulb Polystyrene-PS LED Faceted Warm White

\$0.00

C9 Bulb Polystyrene-PS LED Faceted Warm White

Wreath - 48" Mixed Noble Wreath - Warm White LED

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

\$369.00

A classic wreath featuring realistic greenery, wrapped in our beautiful warm-white 5mm mini-lights.

Bow - 24"

24" CANVAS Bow Red/Gold Trim - UV Protected

\$55.00

24" CANVAS Bow Red/Gold Trim - UV Protected



Main Entrance Trees 2x

\$462.00

Warm White, 5mm

Coaxial Mini Light 5MM COAX 70L (BALLED) Warm White 4"
Strand

\$462.00

5MM COAX 70L (BALLED) Warm White 4"



Main Entrance Center Median Tree

\$1,920.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

Six Center median trees Additional Wrapping of trunk / branches with 5MM
COAX Warm White 4" up to approximately 10-12 feet high

\$1,920.00

Six Center median trees Additional Wrapping of trunk / branches with 5MM COAX Warm White 4"
up to approximately 10-12 feet high

Main Entrance OPTIONAL

\$0.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

REQUIRES ELECTRICAL OUTLET ADDED - 16 Total Trees at front on
both sides of road with wrapping of trunk / branches with 5MM COAX Warm
White 4" - Approximate cost \$5,000 PLUS electrician cost to add outlet.

\$0.00

REQUIRES ELECTRICAL OUTLET ADDED - 16 Total Trees at front on both sides of road with
wrapping of trunk / branches with 5MM COAX Warm White 4" - Approximate cost \$5,000 PLUS
electrician cost to add outlet.

Main Road InFront of Commercial

\$0.00

Oak/Magnolia

Trunk and/or

Branches - Warm

White Mini Light

Strand

REQUIRES ELECTRICAL OUTLET ADDED - 24 Total Trees Past center
median to commercial area/Town Square both sides of road with wrapping of
trunk / branches with 5MM COAX Warm White 4" - Approximate cost \$7,500
PLUS electrician cost to add outlets.

\$0.00

REQUIRES ELECTRICAL OUTLET ADDED - 24 Total Trees Past center median to commercial
area/Town Square both sides of road with wrapping of trunk / branches with 5MM COAX Warm
White 4" - Approximate cost \$7,500 PLUS electrician cost to add outlets.

Town Square

\$9,688.00

Warm White, 5mm Coaxial Mini Light Strand Center Crepe Myrtles (2 rows / 14 trees) at end of Harmony Square wrapped to approx 6 feet high. 5MM COAX 70L (BALLED) Warm White 4" To add the outer Crepe Myrtles (4 rows/14 more) - price would be \$6,250 total. \$3,360.00

Center Crepe Myrtles (2 rows / 14 trees) at end of Harmony Square wrapped to approx 6 feet high. 5MM COAX 70L (BALLED) Warm White 4" To add the outer Crepe Myrtles (4 rows/14 more) - price would be \$6,250 total.

Oak/Magnolia

Trunk and/or Branches - Warm White Mini Light Strand Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height \$2,240.00

Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height

Oak/Magnolia

Trunk and/or Branches - Warm White Mini Light Strand Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height \$2,240.00

Seven Oak Trees to the right of the Center - Wrapping of trunk / branches with 5MM COAX Warm White 4" to approximately 10-12feet in height

Warm White, 5mm Coaxial Mini Light Strand Seven smaller Crepe Myrtles behind town center knee wall wrapped with 5MM COAX 70L Warm White 4" to approx. 6 ft in hight (multiple branches) \$1,848.00

Seven smaller Crepe Myrtles behind town center knee wall wrapped with 5MM COAX 70L Warm White 4" to approx. 6 ft in hight (multiple branches)

Base	\$400.00
West Left Entrance Towers	\$933.00
West Left Entrance Garland	\$360.00
West Left Entrance Optional Bush	\$660.00
West Left Entrance Opt. Ground L	\$300.00
West Left Entrance Palms	\$264.00
West Right Entrance Garland	\$360.00
West Right Entrance Towers	\$933.00
West Right Entrance Opt. Bush	\$660.00
West R Entrance Opt. Ground L	\$300.00
West Center Island Palms 2x	\$198.00
West Center Ground Lighting	\$930.00
Main Entrance Tower	\$1,304.00

Main Entrance Trees 2x	\$462.00
West Right Entrance Palms	\$264.00
Main Entrance Center Median Tree	\$1,920.00
Main Entrance OPTIONAL	\$0.00
Main Road InFront of Commercial	\$0.00
Town Square	\$9,688.00
Subtotal	\$18,016.00
Tax	\$1,171.04
Total	\$19,187.04

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Harmony-Re-2026-New-HOA-Design-2020

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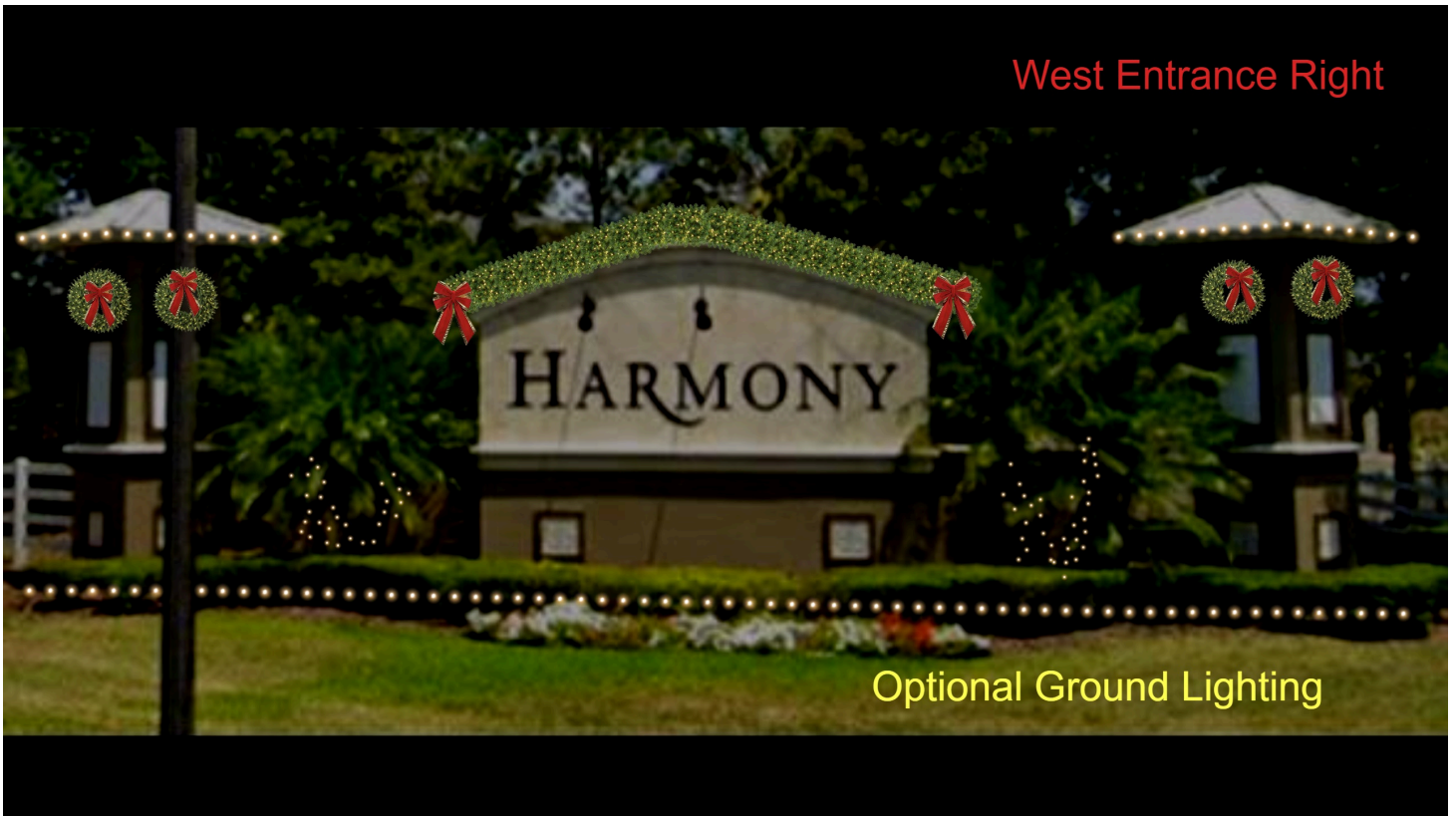
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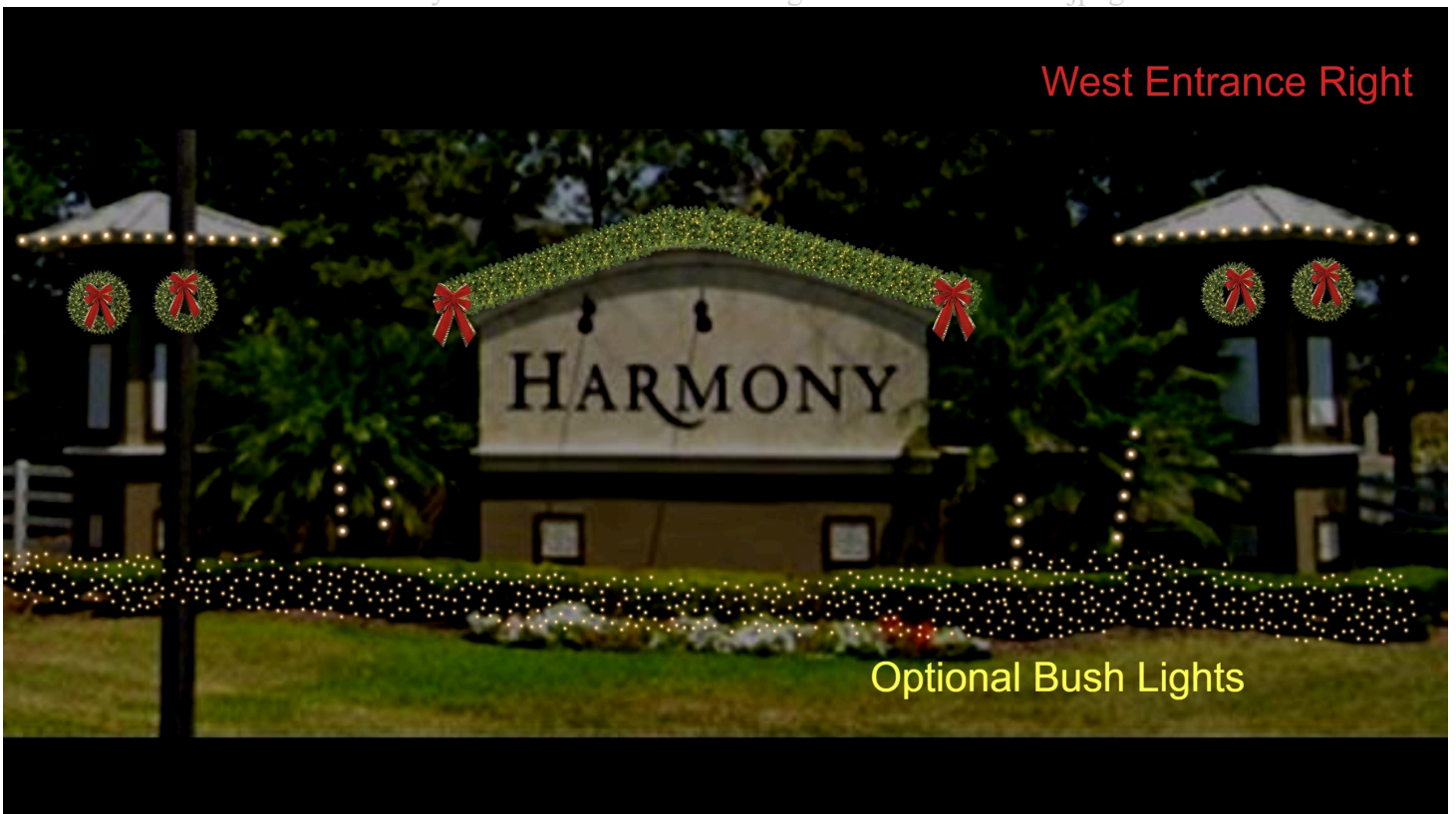
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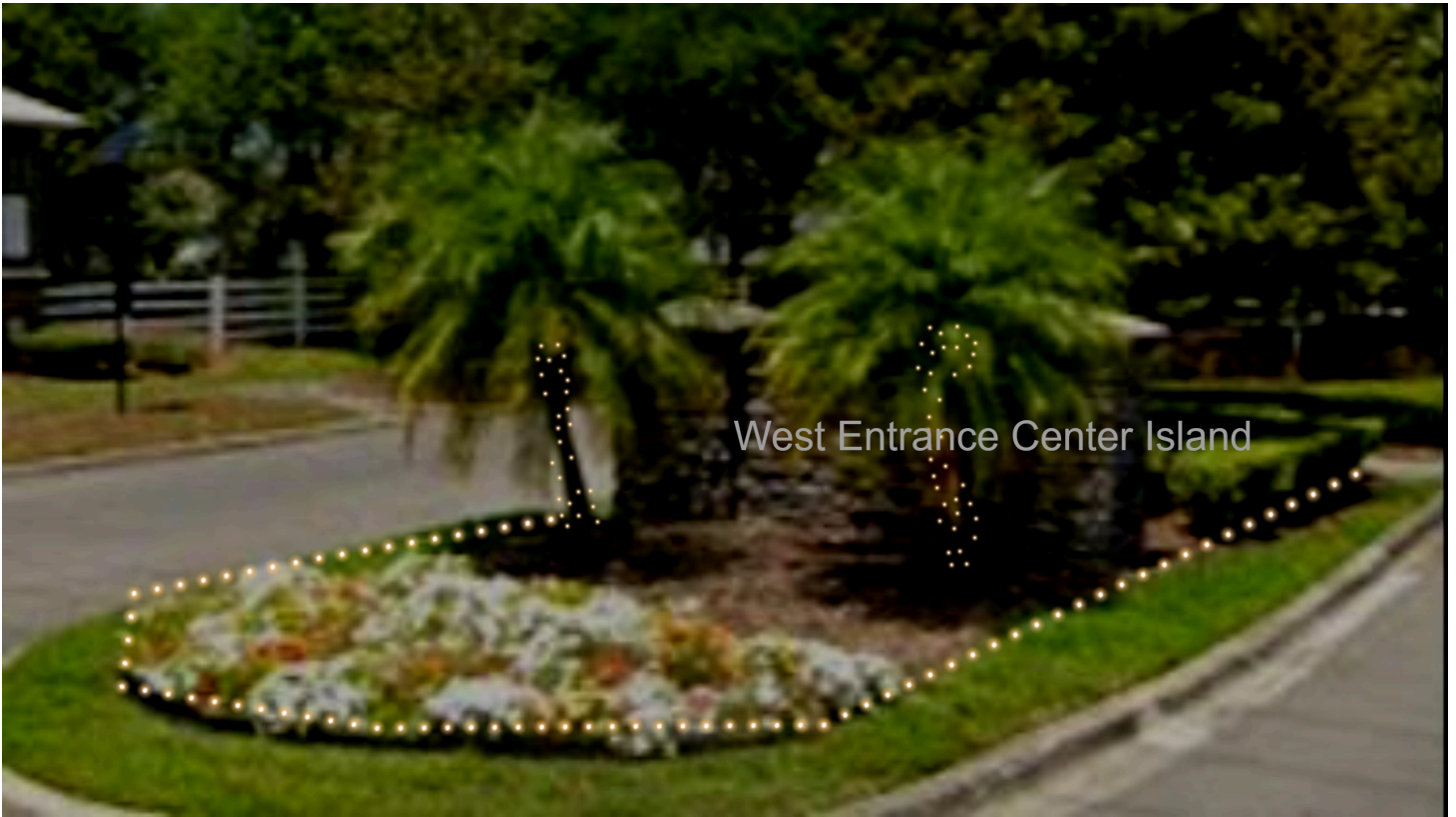
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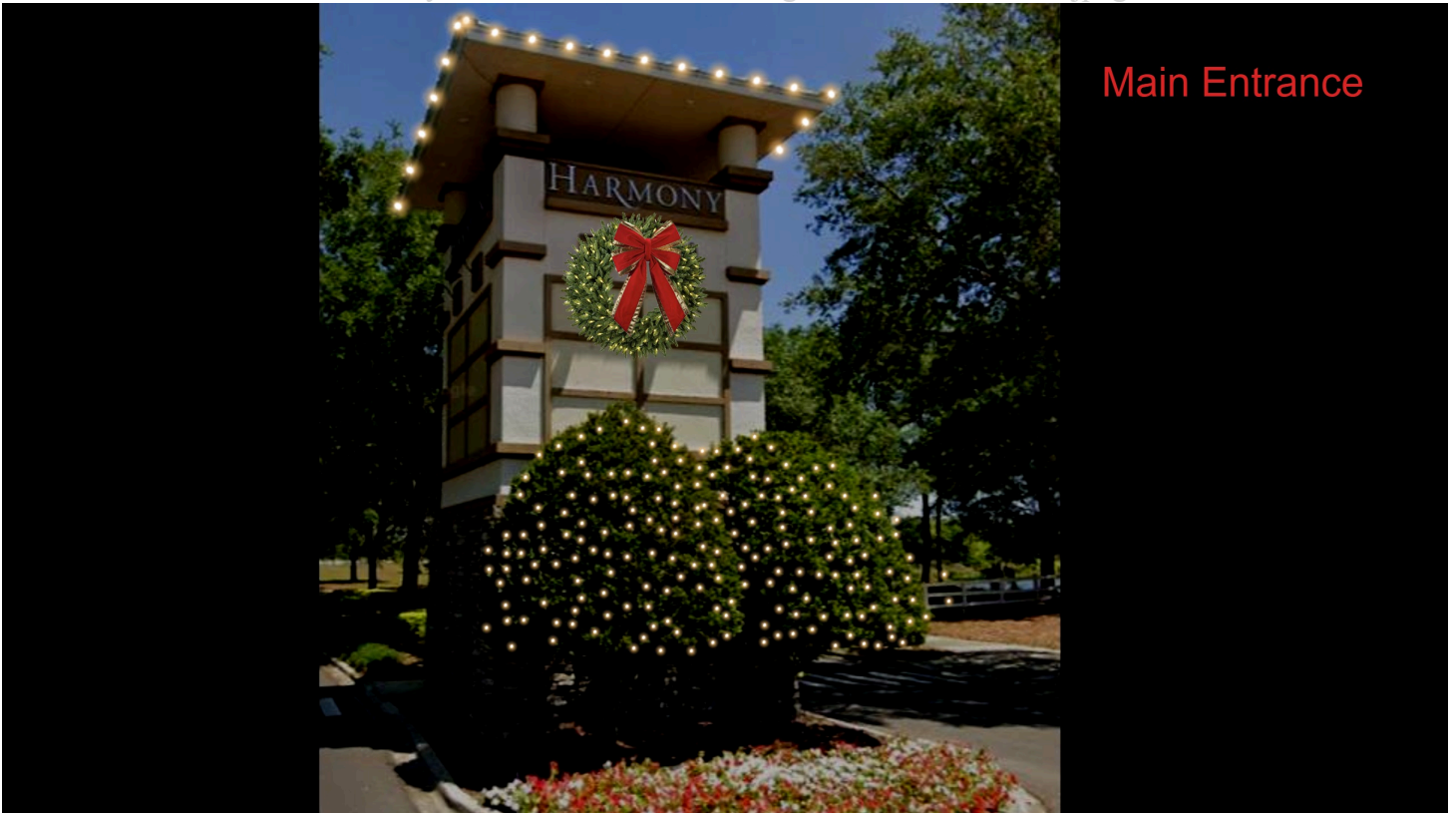
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TERMS AND CONDITIONS

Humbug Holiday Lighting of Central Florida (the “Company” or “Humbug Holiday Lighting CF”) is an independently owned and operated franchisee of the Humbug Holiday Lighting brand. By accepting this proposal, the person/company listed on the first page (“Customer”) agrees to the terms of this document, including entering into a contract with Humbug Holiday Lighting CF and no other individual or entity. Customer represents that they have the full authority to enter into this agreement and authorize the lights, decorations and services described in this document. The terms of the holiday lighting agreement are as follows:

1. Project Minimums, Invoicing & Payments

- o The minimum holiday lighting project starts at \$850 and increases from there. All projects must meet the minimum pricing requirement of \$850 (regardless of any offered discounts), unless otherwise approved by Humbug Holiday Lighting CF.
- o A deposit of 50% of the project is required confirm the project and accept this proposal as a contract. Such 50% deposit must be paid prior to scheduling an installation date. This is a non-refundable deposit. In the event Customer cancels this agreement prior to installation, Company will retain the deposit.
- o If a payment plan has been offered and selected, at least 50% of the total project cost must be paid prior to installation.
- o Payment of the remaining project total is due upon completion of installation.
- o If full payment for all products, items and services has not been received one month after installation, Company will assess late fees of 5% accruing monthly on the unpaid balances until payment is received in full.
- o All received payments will be first applied to any outstanding late fees, and then to the remainder of the unpaid balance.

- o In the event payments are not made as required, the Company will consider the account in default and Customer will be responsible for the cost of collections, including reasonable attorney fees, as allowed by law. In its sole discretion, Company may choose to remove the lighting following notice of non-payment to Customer.
- o The Company reserves the right to decline any service to be performed, or reimbursement of a Customer for payment received for said service.

2. Lighting, Displays, & Decorations Maintenance

If any lights stop working, or there are issues with decorations and displays, minor maintenance is free of charge. Simply contact Humbug Holiday Lighting CF at **407-993-6444** or emailing **h26@humbugholidaylighting.com** and we will schedule a service call as soon as practical. However, restrictions do apply:

- o Humbug Holiday Lighting CF will only repair lights and decorations that were provided by, and installed by, Humbug Holiday Lighting CF. No items installed or provided by the Customer (or any other third party) will be the responsibility of Humbug Holiday Lighting CF.
- o Customer will not plug any lights, decorations or other electrical devices into the Humbug Holiday Lighting CF lights and decorations. Such action will void the services and maintenance obligation.
- o Humbug Holiday Lighting CF will continue to service decorations and displays free of charge until December 23rd. After that point, a maintenance charge will be incurred if service is requested.
- o Humbug Holiday Lighting CF will not be liable for fulfilling agreements if circumstances beyond its control occur, including but not limited to; weather emergencies, war, pandemics, government actions, national emergencies, acts of vandalism, intentional damage, theft, terrorism, changes in trade legislation, and other unforeseen events.
- o Repair or replacement for damage to decorations and/or lighting not caused by “Acts of God” (as described in the prior bullet point) or are more than “minor maintenance” will be billed hourly at a rate of \$85/hour, with a minimum of two (2) hours. In addition, any materials that need to be replaced will be billed accordingly (e.g. damage to driveway stakes/lights due to someone driving a car over them).
- o If any decorations/displays/lights need repair, we will use reasonable efforts to be there within a 24-48 hour period but cannot guarantee that time frame depending on current schedule, weather, staffing and possible extenuating circumstances. Customer agrees that Humbug Holiday Lights of CF may take photos of the holiday lights and decorations installed on Customers home or business and use such photos for business and marketing purposes, provided the address of the installation will not be disclosed.

3. Installation Requirements and Dates

- o Customer is responsible for ensuring proper electrical supply availability of 120v plug outlets. Our installation requires functional 120v plug outlets. If there are no functional 120v plugs, or not enough 120v plug outlets, the installation will be delayed until a licensed electrician installs the necessary plugs required for install. The customer is responsible for arranging the licensed electrician to install the necessary 120v plug outlets.
- o All installation dates are on a first come first serve basis. Humbug Holiday Lighting CF will try to accommodate specific scheduling requests, however not all requests may be accommodated due weather, other schedules and staff.
- o Humbug Holiday Lighting CF will provide Customer with an installation date range (usually a 7-day window). Installation dates may change depending on weather conditions or other unforeseen circumstances.

- o Humbug Holiday Lighting CF will try to honor the installation window provided; however, changes may occur. Humbug Holiday Lighting CF is not responsible for any damages occurring from the failure to complete an installation by a specific time frame.
- o In some cases, Customers with lights installed prior to Thanksgiving may have Greenery added the Saturday and Sunday following Thanksgiving.
- o Humbug Holiday Lighting CF is closed and not available for work, repair or maintenance on the following dates: Thanksgiving Day and the subsequent day after, as well as December 23rd – 26th, December 31st, and January 1st. Business operations are usually closed on weekends, but may be available for emergencies or special issues.
- o Humbug Holiday Lighting CF may have prior projects and commitments, which could cause blackout dates for availability.

4. Removal, Storage and Ownership

- o Removals begin on or around January 2nd and continue until completed. If you require removal on a specific date or wish to keep the lights and decor up longer, please tell your representative and arrangements may be made.
- o Removal of lighting and décor is generally scheduled by geographic location in order to maximize efficiency. Our goal is to have all lights and décor removed by the end of January, but we cannot guarantee this time for completion.
- o Any requests to keep lighting and décor up past the installation and removal window may incur additional fees. Upon request and availability, early removals, late removals and removal on a specific date may be provided at an additional charge. Humbug Holiday Lighting CF reserves the right to decline specific removal requests. Not all requests may be accommodated.
- o All materials provided by Humbug Holiday Lighting CF are owned solely by Humbug Holiday Lighting CF. At no time will the customer assume any ownership of materials used. Customer further agrees not to remove or damage any materials supplied by Humbug Holiday Lighting CF without prior written approval from the Company. In the event Customer's home or building changes ownership during the term of any rental of materials from the Company, customer remains responsible for payment.

5. Billing Errors

- o Please notify Humbug Holiday Lighting CF within 7 days of receiving your bill if there are any errors or discrepancies. After 7 days, it is assumed that all billing is correct and any changes may not be authorized.

6. Discounts

- o Humbug Holiday Lighting CF reserves the right to offer discounts to clients as it sees fit. Humbug Holiday Lighting CF makes no guarantees that discounts offered one year will be extended in future years. Humbug Holiday Lighting CF has the right to remove discounts based on non-payment or late payment.

7. Limitations on Liability

- o To the extent allowed by applicable law, The Company's maximum liability to Customer is the amount Customer has agreed to pay under this agreement, specifically excluding any special, incidental, consequential or other damages, as well as attorneys' fees.

o Except as otherwise expressly provided in this agreement, all materials are provided as is without any warranty of any kind, whether expressed or implied, and excluding any warranty of merchantability or fitness for particular purpose.

o Both parties agree to seek to resolve any disputes in good faith and waive the right to a jury trial in the event a dispute cannot be resolved and must go to court.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

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P R O P O S A L

Sparkle Squad
3641 Bristol Cove Ln
St. Cloud, FL 34772
(689) 220-9833

SS46@sparklesquad.com

<https://sparklesquad.com/kissimmee-fl/>



Billing/Service Address

Laura Vanyur
Harmony Residential Owners
Association
811 Mabbette St #5155
Kissimmee, FL 34741
(407) 847-2280 (Office)
laura@myhoasolution.com

Date	April 15, 2026
Total	\$85,435.63

This proposal expires on 7/14/2026

Item	Description	Qty	Rate	Amount
Roofline-Warm White C9	West entrance Harmony signs and median wall. C9 Bulb. and Wire	1 foot	1866.00	\$1,866.00
Tree Trunk Wrap-Warm White 5mm mini	Trunk wrap of 6 palms at West entrance. 5mm strand	1 strand	525.00	\$525.00
Roofline-Warm White C9	East entrance tower structure. East entrance lights on tower structure. C9 Bulb. and Wire	1 foot	864.00	\$864.00
Tree Trunk Wrap-Warm White 5mm mini	12 oak trees on Harmony Square Drive. 5mm strand	1 strand	5040.00	\$5,040.00

Tree Canopy-Warm White 5mm mini	12 oak trees on Harmony Square Drive. 5mm strand	1 strand	16170.00	\$16,170.00
Tree Trunk Wrap-Warm White 5mm mini	33 crepe myrtle trees in Town Square. 5mm strand	1 strand	23100.00	\$23,100.00
Tree Canopy-Warm White 5mm mini	33 crepe myrtle trees in Town Square. 5mm strand	1 strand	28875.00	\$28,875.00
Decor-Unlit Wreath 48"	East entrance tower structure. 48" unlit wreath	4	445.00	\$1,780.00
Scissor Lift Rental	Rental required to access trees and tower.	1	1255.00	\$1,255.00
			Subtotal	\$79,475.00
			Tax	\$5,960.63
			Total	\$85,435.63

T E R M S A N D C O N D I T I O N S

We offer a 100% satisfaction guarantee on every service! All deficiencies must be reported within 48 to the services listed on this invoice and does not include: blown window seals, stickers & adhesive, mineral staining. Any service required beyond the services listed on this invoice or any confirmed ap rescheduled due to circumstances such as inaccessible water source, access to property denied (e.g lack of notice to tenants may be subject to a service call fee. Thank you for choosing us and have a g

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Harmony Community Development District

Pond Maintenance Contract

**AGREEMENT BETWEEN THE HARMONY COMMUNITY DEVELOPMENT
DISTRICT AND DRAGONFLY POND WORKS, LLC FOR POND MAINTENANCE**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 4th day of September, 2025 (the “**Effective Date**”), by and between:

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

Dragonfly Pond Works, LLC, a Delaware limited liability company, with a mailing address of P.O. Box 1089, Apex, North Carolina 27502 (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by ordinance adopted Osceola County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide pond maintenance services; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Services**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties relative to same; and

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

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

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

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional pond maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

1. The District hereby designates the District Manager to act as its representative.
 2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H.** The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Five Thousand Four Hundred Dollars (\$5,400.00) per month. The term of this Agreement shall commence upon the Effective Date and shall continue until October 1, 2027, unless terminated earlier by either party pursuant to the provisions of this Agreement. The Agreement shall be automatically renewed for three (3) additional one (1) year terms unless terminated by either party in accordance with the terms of this Agreement.
- B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor

shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall

furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives (each an "Indemnified Party" and collectively the "Indemnified Parties") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest and expenses, against the District. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to \$1,000,000 regardless of legal basis of recovery or type of claimed damages.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of

a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "**Notice**" or "**Notices**") shall be in writing and shall be hand delivered,

mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Harmony Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270,
Orlando, Florida 32817
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Dragonfly Pond Works, LLC
P.O. Box 1089
Apex, North Carolina 27502
Attn: **Matthew Harris**

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

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Osceola County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Lynne Mullins (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407)723-5900, OR BY EMAIL AT MULLINSL@PFM.COM OR BY REGULAR MAIL AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall

be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with*

scrutinized companies;

- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and*
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“**Prohibited Criteria**”).

The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify the District. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, effective as of the day and year first written above.

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

DRAGONFLY POND WORKS, LLC



By: Matthew Harris

Its: FL Branch Manager

Exhibit A: Scope of Services

Exhibit A

Scope of Services

The parties hereto agree to follows: Lake Name 21 Ponds Lake Acreage 52.99 Acres Lake Front Linear 31090

Dragonfly Pond Works agrees to control noxious aquatic weeds and algae in the body of water noted below. Control of the weeds and algae may take anywhere from 1 to 3 months to get control. Each body of water is different and will take different amounts of time to get control based on the infestation of weeds and algae.

MAINTENANCE PROPOSAL

Spray & Treat All Invasive Vegetation In CDD Ponds On Monthly Maintenance.
Harmony CDD Ponds Consist of 21 Ponds that Equal 52.9 Acres with 31,090 Linear Feet of Shoreline.
Maintenance Will Be Completed Using A Spray Boat for One Spray Service Each Month.
Spray Boat will Be Used On Larger Ponds with More Surface Acreage and with Boat Access.
Monthly Maintenance Will Consist of A Second Spray Service Each Month that Is Completed Using A Polaris/ATV for Harder to Access or Small Ponds with No Boat Access.
Spray Services Will Be Scheduled Roughly Two Weeks Apart Each Month with A Minimum of Two Visits Per Month.
For Fish Safety & Proper Treatment of Algae Two Weeks Time Is Needed In Between Treatments.
Monthly Maintenance Includes Free Service Calls and Call Backs.

\$5,400.00 X 12 Months = TOTAL for YEAR = \$64,800.00

5% Discount If Paying Year In Advance = \$5,120 Discount Total with YIA Discount = \$59,680.00

General Terms and Conditions

1. THE UNDERWATER AND FLOATING VEGETATION CONTROL PROGRAM WILL BE CONDUCTED IN A MANNER CONSISTENT WITH GOOD WATER MANAGEMENT PRACTICES USING THE FOLLOWING METHODS AND TECHNIQUES WHEN APPLICABLE:

- a. Periodic treatments to maintain control of noxious submersed, floating and immersed aquatic vegetation and algae, which include, but shall not be limited to: hydrilla, naiad, algae, bladderwort, water hyacinth, water lettuce and duckweed. Customer acknowledges and agrees that some vegetation may be beneficial and necessary in a body of water to maintain a balanced aquatic ecological system.
- b. When deemed necessary by Dragonfly and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain the ecological balance of the aquatic system.
- c. Determination of dissolved oxygen levels prior to treatment, as deemed necessary and advisable, to ensure that oxygen level is high enough to allow safe treatment. Additional water and/or bacteriological analysis may be performed as necessary to ensure the success of the water management program.
- d. If applicable, only one-half or less of the entire body of water may be treated at any one time to ensure the safety of fish and other aquatic life. Notwithstanding the above, Dragonfly shall not be liable for the loss of any exotic or non-native fish or vegetation.
- e. Customer acknowledges and agrees that for maximum effectiveness and environmental safety, materials used by Dragonfly will not exceed maximum label recommendations.
- f. If the services include triploid grass carp, stocking will be performed at stocking rates determined by Dragonfly, within Florida Fish and Wildlife Conservation Commission permit guidelines.

- g. Customer agrees to provide adequate boat access. Failure to consistently provide such adequate access may necessitate the renegotiation or termination of this Agreement.
- h. Depending on the species, materials used and environmental factors it may take up to 90 days to establish control of weeds and algae.

2. UNDER THE SHORELINE GRASS AND BRUSH CONTROL PROGRAM,

Dragonfly will treat border vegetation to the water's edge including, but not limited to, torpedo grass, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Depending on the species and environmental conditions it may take several months or longer for full effectiveness of the treatments to be reached. Customer is solely responsible for any desired cutting or removal of such vegetation.

3. Customer agrees to inform Dragonfly in writing, via email to info@dragonflypondworks.com if any lake or pond areas have been or are scheduled to be mitigated. For the purposes of this Agreement, mitigation shall mean planting with required or beneficial vegetation. Dragonfly assumes no responsibility and shall be held harmless for any damage to aquatic plants if Customer fails to provide such notice in a timely manner. Emergent weed control may not be performed within either new or existing mitigated areas, unless specifically agreed to by a separate agreement by and between Customer and Dragonfly. Customer shall notify Sorko in writing to the above email address of any conditions which may affect the scope of work and Customer shall be solely responsible for any costs or expenses that arise out of or are related to such conditions.

4. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. Dragonfly shall notify Customer verbally of any such restrictions and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment.

5. Should Dragonfly be prohibited, restricted or otherwise prevented or impaired from rendering the specified services by any condition or regulation, Dragonfly shall notify Customer of said condition/regulation and of the excess direct costs arising therefrom. Customer shall have 30 days after receipt of said notice to notify Dragonfly in writing of any inability to comply with the excess direct costs as requested by Dragonfly, in which case Dragonfly shall be released from any and all obligations under this Agreement and Customer shall promptly tender payment to Dragonfly for all amounts due under this Agreement.



Harmony Community Development District

Irrigation Tracking

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
OUC	9899239921	5CR94075/ SCM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$	274.03
OUC	9899239921	5CR94331/ SCM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 25.05	\$ 24.91	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 25.05	\$ 274.19
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$	267.49
OUC	9899239921	5CR94088/ SCM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05	\$ 25.05	\$ 24.91	\$ 25.05	\$	274.71
OUC	9899239921	5CR96198/ SCM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56	\$ 25.81	\$ 25.81	\$ 25.56	\$ 25.69	\$ 25.69	\$ 25.81	\$ 25.69	\$ 25.69	\$	282.17
OUC	9899239921	5CR94288/ SCM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$	267.10
OUC	9899239921	5CR95104/ SCM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30	\$ 25.56	\$ 25.44	\$ 25.44	\$ 25.30	\$ 25.44	\$ 25.44	\$ 24.79	\$ 24.40	\$	277.97
OUC	9899239921	5CR94329/ SCM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.52	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$	271.12
OUC	9899239921	5CR98446/ SCM11267	3340 CAT BRIER TRL PETPK	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$	275.13
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30	\$ 25.30	\$ 25.30	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$	272.26
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15	\$ 2,164.85	\$ 2,432.31	\$ 1,696.78	\$ 1,399.14	\$ 1,421.38	\$ 1,481.55	\$ 754.27	\$ 710.16	\$	15,856.12
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77	\$ 62.23	\$ 64.74	\$ 107.23	\$ 174.45	\$ 190.04	\$ 201.64	\$ 190.92	\$ 197.84	\$	1,390.22
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67	\$ 33.70	\$ 33.96	\$ 32.67	\$ 33.31	\$ 33.45	\$ 33.84	\$ 33.45	\$ 33.84	\$	368.30
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$	267.75
OUC	9899239921	5CR88761/ SCM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29	\$ 140.21	\$ 570.64	\$ 249.57	\$ 463.22	\$ 498.78	\$ 545.84	\$ 524.38	\$ 560.31	\$	4,953.51
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60	\$ 60.58	\$ 35.00	\$ 32.92	\$ 33.06	\$ 32.67	\$ 32.92	\$ 32.53	\$ 33.19	\$	419.71
OUC	9899239921	5ZR12555	7000 E IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38	\$ 57.88	\$ 58.91	\$ 54.38	\$ 56.58	\$ 56.46	\$ 58.39	\$ 56.46	\$ 58.52	\$	627.05
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$	274.05
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72	\$ 71.32	\$ 70.68	\$ 63.05	\$ 64.08	\$ 61.11	\$ 58.52	\$ 36.68	\$ 35.25	\$	740.30
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59	\$ 31.90	\$ 27.63	\$ 25.81	\$ 26.33	\$ 25.94	\$ 26.07	\$ 26.07	\$ 26.59	\$	296.24
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$	267.10
OUC	9899239921	5CR98422/ SCM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$	267.88
OUC	9899239921	5CR97294/ SCM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20	\$ 26.59	\$ 26.59	\$ 26.33	\$ 26.33	\$ 26.46	\$ 26.59	\$ 26.20	\$ 25.69	\$	288.61
OUC	9899239921	5CR94090/ SCM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11	\$ 197.22	\$ 245.17	\$ 220.74	\$ 227.72	\$ 225.79	\$ 278.52	\$ 163.48	\$ 244.39	\$	2,220.82
OUC	9899239921	5CR94089/ SCM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83	\$ 30.99	\$ 31.90	\$ 90.83	\$ 30.21	\$ 30.73	\$ 30.99	\$ 30.99	\$ 31.76	\$	399.82
OUC	9899239921	5CR94091/ SCM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52	\$ 39.38	\$ 47.92	\$ 50.89	\$ 37.58	\$ 38.74	\$ 44.05	\$ 40.94	\$ 41.08	\$	462.37
OUC	9899239921	MAINTENANCE	Neighborhood 01/O CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52	\$ 305.84	\$ 309.45	\$ 295.02	\$ 302.23	\$ 302.23	\$ 309.45	\$ 302.23	\$ 309.45	\$	3,326.11
OUC	9899239921	MAINTENANCE	Neighborhood I/O CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64	\$ 513.83	\$ 520.07	\$ 495.14	\$ 507.60	\$ 507.60	\$ 520.07	\$ 507.60	\$ 520.07	\$	5,586.28
OUC	9899239921	MAINTENANCE	Neighborhood I/O CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64	\$ 750.70	\$ 759.56	\$ 724.14	\$ 741.84	\$ 741.84	\$ 759.56	\$ 741.84	\$ 759.56	\$	8,164.09
OUC	9899239921	MAINTENANCE	Neighborhood H2/O CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41	\$ 267.42	\$ 270.94	\$ 256.91	\$ 263.91	\$ 263.91	\$ 270.94	\$ 263.91	\$ 270.94	\$	2,907.15
OUC	9899239921	MAINTENANCE	Harmony Track K/O OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88	\$ 519.77	\$ 523.37	\$ 508.97	\$ 516.18	\$ 516.18	\$ 523.37	\$ 516.18	\$ 523.37	\$	5,659.62
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/O FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08	\$ 138.42	\$ 139.04	\$ 136.51	\$ 137.76	\$ 137.76	\$ 139.04	\$ 137.76	\$ 1,523.22	\$	2,892.56
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08	\$ 597.14	\$ 603.31	\$ 578.63	\$ 590.97	\$ 590.97	\$ 603.31	\$ 590.97	\$ 603.31	\$	6,496.87
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21	\$ 217.14	\$ 219.39	\$ 210.41	\$ 214.90	\$ 214.90	\$ 219.39	\$ 214.90	\$ 219.39	\$	2,362.50
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95	\$ 977.14	\$ 987.23	\$ 946.85	\$ 967.04	\$ 967.04	\$ 987.23	\$ 967.04	\$ 987.23	\$	10,631.23
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71	\$ 403.10	\$ 407.13	\$ 390.99	\$ 399.06	\$ 399.06	\$ 407.13	\$ 399.06	\$ 407.13	\$	4,385.00
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25	\$ 673.14	\$ 680.09	\$ 652.27	\$ 666.18	\$ 666.18	\$ 680.09	\$ 666.18	\$ 680.09	\$	7,323.70
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87	\$ 380.00	\$ 383.93	\$ 368.22	\$ 376.08	\$ 376.08	\$ 383.93	\$ 376.08	\$ 383.93	\$	4,134.41
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77	\$ 901.14	\$ 910.45	\$ 873.20	\$ 891.83	\$ 891.83	\$ 910.45	\$ 891.83	\$ 910.45	\$	9,804.37
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48	\$ 2,638.27	\$ 2,665.53	\$ 2,556.51	\$ 2,611.01	\$ 2,611.01	\$ 2,665.53	\$ 2,611.01	\$ 2,665.53	\$	28,704.36
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60	\$ 825.14	\$ 833.67	\$ 799.56	\$ 816.62	\$ 816.62	\$ 833.67	\$ 816.62	\$ 833.67	\$	8,977.52
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65	\$ 686.30	\$ 694.87	\$ 660.62	\$ 677.72	\$ 677.72	\$ 694.87	\$ 677.72	\$ 694.87	\$	7,462.00
OUC	9899239921	MAINTENANCE	Neighborhood F/O SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40	\$ 272.50	\$ 275.02	\$ 264.90	\$ 269.96	\$ 269.96	\$ 275.02	\$ 269.96	\$ 275.02	\$	2,965.73
	001-053-1000-43-01		Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45	\$ 3,264.62	\$ 3,993.10	\$ 2,996.92	\$ 2,918.10	\$ 2,988.18	\$ 3,165.54	\$ 2,261.95	\$ 2,344.35	\$ -	\$ 31,836.02
	001-054-1000-43-02		Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14	\$ 11,066.99	\$ 11,183.05	\$ 10,718.85	\$ 10,950.89	\$ 10,950.89	\$ 11,183.05	\$ 10,950.89	\$ 12,567.23	\$ -	\$ 121,783.50
			TOTAL OUC	\$ 13,697.38	\$ 14,179.95	\$ 12,237.59	\$ 14,331.61	\$ 15,176.15	\$ 13,715.77	\$ 13,868.99	\$ 13,939.07	\$ 14,348.59	\$ 13,212.84	\$ 14,911.58	\$ -	\$ 153,619.52
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 1,426.02
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 1,440.00
			TOTAL SPECTRUM	\$ 253.98	\$ 116.02	\$ 246.02	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 2,866.02
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	\$ 93.97	\$ 118.26	\$ 47.43	\$ 76.07	\$ 112.55	\$ 93.97	\$ 101.13	\$ 93.97	\$ 112.55	\$	1,061.72
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94	\$ 16.94	\$ 13.36	\$ 13.30	\$ 16.94	\$ 13.36	\$ 16.94	\$ 13.36	\$ 16.94	\$	157.91
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ 203.91	\$ 187.78	\$ 820.08	\$ 278.28	\$ 152.52	\$ 493.28	\$ 467.48	\$ 527.68	\$ 11.63	\$ 11.63	\$	4,952.69
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 93.87	\$ 93.97	\$ 43.85	\$ 11.63	\$ 76.07	\$ 93.97	\$ 76.07	\$ 86.81	\$ 86.81	\$	729.08
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94	\$ 83.23	\$ 47.43	\$ 72.49	\$ 61.75	\$ 51.01	\$ 76.07	\$ 118.26	\$ 198.20	\$	1,090.29
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39	\$ 118.26	\$ 93.97	\$ 93.97	\$ 112.55	\$ 106.84	\$ 90.39	\$ 97.55	\$ 97.55	\$	1,101.79
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65	\$ 221.04	\$ 203.91	\$ 175.36	\$ 221.04	\$ 169.65	\$ 186.78	\$ 141.10	\$ 203.91	\$	2,038.93
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08	\$ 110.97	\$ 911.80	\$ 2,584.22	\$ 2,710.73	\$ 2,667.73	\$ 1,366.24	\$ 41.86	\$ 2,994.53	\$	15,012.72
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55	\$ 3,393.75	\$ 1,529.30	\$ 2,860.55	\$ 2,972.35	\$ 2,550.95	\$ 2,6				

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total	
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$	340.64	
Toho Water	001525420-000855740	68934780	0 SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62	\$ 768.58	\$ 897.58	\$ 35.20	\$ 2,651.98	\$ 2,574.58	\$ 1,757.58	\$ 31.62	\$ 78.16	\$	12,276.89	
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86	\$ 1,964.82	\$ 1,825.20	\$ 1,775.08	\$ 2,333.56	\$ 1,832.36	\$ 1,903.96	\$ 1,878.90	\$ 2,007.78	\$	20,893.39	
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35	\$ 1,364.57	\$ 421.84	\$ 31.62	\$ 902.06	\$ 1,187.56	\$ 1,164.72	\$ 518.50	\$ 672.44	\$	9,174.46	
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88	\$ 1,213.21	\$ 407.52	\$ 31.62	\$ 996.23	\$ 933.42	\$ 1,013.36	\$ 956.26	\$ 1,441.61	\$	10,541.13	
Toho Water	001525420-000944380	72940814 / 21072585	7124 S HARMONY SQUARE DRIVE POOLCBNA	\$ 502.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.33	\$ 89.53	\$	844.56	
Toho Water	001525420-000948250	61099658	7300 FIVE OAKS DRIVE RCLM	\$ 1,313.74	\$ 1,366.42	\$ 1,994.52	\$ 4,967.18	\$ 1,897.45	\$ 2,394.22	\$ 4,382.38	\$ 3,324.58	\$ 1,349.29	\$ 4,356.58	\$ 4,932.78	\$	32,279.14	
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00	\$ 96.06	\$ 96.06	\$ 2,151.10	\$ 2,434.90	\$ 2,606.90	\$ 2,667.10	\$ 3,587.30	\$ 2,237.10	\$	28,091.04	
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20	\$ 35.20	\$ 35.20	\$ 35.20	\$ 31.62	\$ 1,715.33	\$ 3,203.13	\$ 2,712.93	\$ 3,022.53	\$	10,928.49	
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	\$ 27.57	\$ 1,904.84	\$ 378.88	\$ 754.78	\$ 171.24	\$ 493.44	\$ 450.48	\$ 461.22	\$ 525.66	\$ 486.28	\$ 439.74	\$	6,094.13	
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	\$ 565.04	\$ 192.72	\$ (270.42)	\$ 115.62	\$ 371.72	\$ 378.88	\$ 325.18	\$ 1,409.56	\$ 816.51	\$	3,904.81	
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04	\$ 214.20	\$ 203.46	\$ 192.72	\$ 181.98	\$ 260.74	\$ 579.36	\$ 579.36	\$ 661.70	\$ 618.74	\$	3,819.35
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22	\$ 1,901.42	\$ 1,634.82	\$ 1,437.02	\$ 1,772.42	\$ 1,411.22	\$ 1,402.62	\$ 1,290.82	\$ 1,652.02	\$	15,601.77	
TOTAL TOHO WATER				\$ 25,734.23	\$ 29,236.07	\$ 23,252.63	\$ 30,021.95	\$ 16,919.74	\$ 24,230.98	\$ 32,648.63	\$ 32,967.40	\$ 31,022.00	\$ 32,636.53	\$ 36,362.57	\$ 618.74	\$ 315,651.47	
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	\$ 477.70	\$ 477.70	\$ 496.80	\$ 496.80	\$ 496.80	\$ 550.90	\$	4,856.34	
TOTAL WASTE CONNECTIONS				\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	\$ 477.70	\$ 477.70	\$ 496.80	\$ 496.80	\$ 496.80	\$ 550.90	\$ -	\$ 4,856.34	
Updated by MM: 9/10/2026 8:41 AM																\$ -	



Harmony Community Development District

Dog Injury at Dog Park

Blake Firth

From: Krista Knappins <kristaknappins@hotmail.com>
Sent: Sunday, August 30, 2026 4:49 PM
To: Ask Harmony CDD
Subject: Formal request for reimbursement of veterinary expenses - Dog Park Fencing Hazard
Attachments: 8-19 Vet for Hans invoice.pdf; Fence Wire 1.jpeg; Fence Wire 2.jpeg; Hans laceration after vet 8-19.jpeg; Hans open laceration 8-19.jpeg; IMG_5249.MOV; Location of gate with fence wire.jpeg

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

Dear members of the Harmony CDD Board,

I am writing to formally report an incident involving my dog, Hans, at the large community dog park located between Cat Briar and Schoolhouse Road and to request reimbursement for the veterinary expenses that resulted from an apparent hazardous condition in the dog park fencing.

On August 19 at 7:10AM, I was at the dog park with Hans when he sustained a significant laceration while inside the fenced dog-park area. The injury required veterinary treatment, including both internal and external stitches resulting in veterinary expenses totaling \$688.98

The evening of the incident, I inspected the dog park area because I wanted to determine what had caused the injury. Brittany Coronel also met me there to assist. At that time, we were unable to identify the object that appeared responsible as we focused on looking at the waste bin, and not the fencing, both of which are in the same section of the park. I have since subsequently returned to the park today, 8/30 because I was concerned that the possibility that the dangerous condition remained, to look more carefully at the area. I was able to locate two loose, protruding pieces of fence wire with sharp ends exposed in the same area where I believe Hans was injured. I have sent Brittany Coronel photos and video and am also attaching those images to this email as well.

I believe this warrants an investigation by the CDD as one of these pieces of wire could have caused Hans's laceration. Their location, condition and sharp exposed ends are consistent with the type of hazard that could have caused the injury and I am therefore respectfully requesting reimbursement of \$688.98, representing the veterinary expenses associated with Hans's injury.

It is my intention to resolve this matter directly and amicably with the CDD. My primary concern is addressing the veterinary expenses that resulted from this incident and ensuring the park is safe for other residents and their pets. Please acknowledge receipt of this letter and advise me on the appropriate next steps.

Thank you for your attention to this matter. I look forward to working with the CDD toward a reasonable solution.

Krista Knappins

810-399-8028











INVOICE
#496040

Invoice date:
19th August
2026

Customer Name:
Knappins,
Krista

Patient Name:
Hans



Description	Staff Member	Qty	Price	Discount	Discount (%)	Total
Physical Exam	Dr. Juliana Zamora	1	\$79.80			\$79.80
Biohazardous Waste Fee #1	Dr. Juliana Zamora	1	\$6.30			\$6.30
Dexdomitor/Antisedan (Sed/Rev) 51-80	Dr. Juliana Zamora	1	\$171.00			\$171.00
Suture Laceration	Dr. Juliana Zamora	1	\$196.92			\$196.92
Clip /Clean Wound	Dr. Juliana Zamora	1	\$35.28			\$35.28
Anti-Inflammatory Injection (61-80 lbs)	Dr. Juliana Zamora	1	\$70.23			\$70.23
Rimadyl (Carprofen) Chewable 100 mg	Dr. Juliana Zamora	5	\$28.50			\$28.50
Clavamox 500mg/125mg tablets	Dr. Juliana Zamora	20	\$50.14			\$50.14
Elizabethan Collar 30 058575	Dr. Juliana Zamora	1	\$30.81			\$30.81
Your technician today was Paola	Dr. Juliana Zamora	1	\$0.00			\$0.00
RTG - Invoice Finalized	Dr. Juliana Zamora	1	\$0.00			\$0.00
Your receptionist today was Katrina	Dr. Juliana Zamora	1	\$0.00			\$0.00

Subtotal: **\$666.83**

Including tax: **\$668.98**

Discount: **\$0.00**

Total: **\$668.98**

Payment method: ***PJ Terminal : -668.98**

Amount paid: **\$668.98**

Balance: **\$0.00**

THANK YOU FOR CHOOSING Narcoossee Oaks Animal Hospital

1151 N. Narcoossee Rd. St. Cloud, FL, 34771 • 4075935757 • reception@narcoosseeoaksah.com



Harmony Community Development District

Food Truck at Town Square

Blake Firth

From: Brad Cummings <thecommunitycrockpotllc@gmail.com>
Sent: Wednesday, September 2, 2026 3:52 PM
To: Ask Harmony CDD
Subject: Re: Harmony's Food Truck

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Thank you so much for your response. I will happily pay the \$1,000 fee on approval. I will reach out to our CDD as well. Thank you!

On Wed, Sep 2, 2026 at 2:53 PM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good afternoon, Brad,

At this time, we would have to stick to the \$1,000.00 base payment for non-residents as stated in the Rules & Policies if your request was approved. Please do not make any payments to the Harmony CDD unless your request is approved at our 9/24/26 meeting. If you wish to host your food truck at the Harmony West CDD instead I have listed their information below:

Daniel Rom

[\(561\) 571-0010](tel:(561)571-0010)

info@harmonywestcdd.net

Let me know if you would still like us to move forward with having this on the agenda for the Harmony CDD September 24th meeting, or if you would prefer hosting these events at the Harmony West CDD.

Thank you!

Blake Firth

Assistant District Manager

He/Him

4.1 A person who is not a Resident of Harmony may purchase a Membership in the District, and thereby gain Resident level access to all District Facilities, by making an annual payment of \$1,000 for a family of four, and \$250.00 for each additional person. This fee amount is intended to be equivalent to the non-ad valorem assessments paid by District property owners for similar annual use of District Facilities.

Let me know if you have any questions or concerns, thank you!

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

firthb@pfm.com | **Phone** [407-723-5953](tel:407-723-5953) | **Web** pfmmanagement.com

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

From: Brad Cummings <thecommunitycrockpotllc@gmail.com>

Sent: Wednesday, September 2, 2026 10:18 AM

To: Ask Harmony CDD <askharmonycdd@pfm.com>

Cc: Lynne Mullins <mullinsl@pfm.com>

Subject: Re: Harmony's Food Truck

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

I am with the Harmony West CDD. If there is anything that you can think of to further my consideration, please let me know and I will get it done.

Thank you again for all your help.

On Tue, Sep 1, 2026 at 3:17 PM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Thank you, Brad!

The Harmony CDD Board of Supervisors will be given this information and this will be brought before them for a decision at our September 24, 2026 meeting. Could you also confirm that you are a resident within the Harmony CDD?

Let me know if there is anything else I can assist with in the meantime, thank you!

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

firthb@pfm.com | **Phone** [407-723-5953](tel:407-723-5953) | **Web** pfmmanagement.com

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

From: Brad Cummings <thecommunitycrockpotllc@gmail.com>

Sent: Monday, August 31, 2026 4:48 PM

To: Ask Harmony CDD <askharmonycdd@pfm.com>

Cc: Lynne Mullins <mullinsl@pfm.com>

Subject: Re: Harmony's Food Truck

Brad

On Thu, Aug 27, 2026 at 8:21 AM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good morning, Brad!

Thank you for reaching out. The Harmony CDD has not done any business with food trucks in the past, so your request may be better suited to the HOA. I have listed their contact information below:

Harmony Residential Association (HROA)/Harmony Homeowner's Association, Inc.

- Association Solutions
- [407-847-2280](tel:407-847-2280)
- [811 MABBETTE ST KISSIMMEE FL 34741](https://www.hroa.com)
- [HROA Website](https://www.hroa.com)

If you still wish to conduct business on Harmony CDD Property, there are some specific guidelines that I have outlined below:

First, for folks wishing to conduct paid reoccurring events, all requests must be approved by the Board of Supervisors of the Harmony CDD at a scheduled Board meeting. The next scheduled meeting will be held on September 24, 2026. Please also provide corresponding insurance information and food safety certificates as that will be required to move forward.

Second, pending board approval, we do require a \$250.00 deposit, in addition to the rental fees for the space you are requesting. Below, I have the current Tabular Schedule of Fees listed out for each space.

TABULAR SCHEDULE OF FEES

SPECIAL EVENT

{Reserved Use of Recreation Facilities}

(1) Soccer/Volleyball/Basketball ("SVB") Fields & Courts: \$5 per hour

(2) Swim Club and Ashley Park Pools Reserved Patio Areas: \$100 for up to four (4) hours maximum

(3) Buck Lake Pavilion: \$60 for up to four (4) hours maximum

(4) Buck Lake Fishing Piers: \$40 for up to two (2) hours maximum

(5) Town Square: \$250 for up to six (6) hours maximum

Last, upon approval and receipt of payment, you will need to submit the Facility Usage Application form for each time you wish to use District Property for your business. This form will be provided upon Board approval, but can also be viewed at harmonycdd.org

Let me know if you have any questions! Thanks,

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

firthb@pfm.com | **Phone** [407-723-5953](tel:407-723-5953) | **Web** pfmmanagement.com

[3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817](http://3501QuadrangleBoulevard.com)

From: Brad Cummings <thecommunitycrockpotllc@gmail.com>

Sent: Tuesday, August 25, 2026 1:25 PM

To: Ask Harmony CDD <AskHarmonyCDD@pfm.com>

Subject: Harmony's Food Truck

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

Good afternoon,

I am writing to you because I live in Harmony, FL and my kids go to Harmony schools. One thing that several residents in the Harmony area have talked about is wanting more options for places to eat in our area.

I am the owner of a food truck that I have built with the Harmony committee in mind in hopes to be of service to our community. I would like to provide home cooked meals for the whole family to give people an additional dinner or weekend option. Some of the dishes that I have received tremendous feedback from would be my spaghetti, chili, tacos / enchiladas with my different styles of queso dips. I also do pulled pork sandwiches, sloppy joes, hot dogs & burgers, and grilled cheese style sandwiches for low price options.

I can take feedback and cook dishes the community is asking for. Most importantly, I create family fun environments for everyone to enjoy.

I want to thank you for your time and consideration. Please reach out if you have any questions. You can also reach me at [317-937-4435](tel:317-937-4435)/

Thank you again.

Brad



Harmony Community Development District

Family & Friends Christian Music Festival

Harmony CDD Parks and Recreation Facility Usage

Submission Verification

Submission Reference: 320

Submitted At: Thu Aug 27 2026 10:12:02 GMT-0700 (PDT)

IP Address: 35.142.18.175

Form Type: Harmony CDD Parks and Recreation Facility Usage

Submitted Information

First Name: Ricardo

Last Name: Montero

Address: 1779 Groveline Rd st cloud Florida 34771

Phone: 4078020001

Email: monteropr18@gmail.com

Event Type: Family - Friends Christian music and community Festival

Requested Facility: Harmony Town Square

Event Date/Time: 12/12/2026 12:00:00 pm

Number of Attendees: 150

Attendee Age Group / Additional Details: Family - friendly all ages It's open to the public , local musical bands will perform, activities for kids.

Vendors Present: yes

Vendor Details: 15 to 25 vendors. / merchandise and food and beverage non alcoholic , brush face painting for kids, educational games for the kids, community outreach, Osceola Sheriff Department.

Catering Required: no

Public Records Exemption Answer: no

Facility Usage Instructions

IMPORTANT: Please complete all required sections. Some applications may require additional review and approval from the District. Usage will only be confirmed if all appropriate information has been supplied. Event is not confirmed approved until you receive a completed signed form. Please allow three business days to receive approval/non-approval.

Pool Area Notice

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

Vendor Notice

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department. You will be contacted separately to provide necessary information for vendors/merchandise.

Contact Information

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

Osceola County Zoning and Code Enforcement: One Courthouse Square, Suite 1200, Kissimmee, FL 34741. Phone (407) 343-3400

Osceola County Parks and Recreation Department: One Courthouse Square, Suite 1200, Kissimmee, FL 34741. Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

Liability Waiver

AGREEMENT FOR INDEMNIFICATION AND RELEASE AND WAIVER OF LIABILITY FOR PAVILION RENTAL

("RELEASE AND WAIVER")

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida Public Records Law, Chapter 119, Florida Statutes, some of the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose certain parts of the information you submit to us.

In consideration for being permitted by the Harmony Community Development District (hereinafter referred to as "District") to rent its pavilion located in Osceola County, Florida ("Pavilion"), Resident agrees to personally assume the risk of using the Pavilion. Resident further agrees to unconditionally release, defend, hold harmless, and indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer from and against any and all claims for injury, damage, or loss sustained by Resident, Resident's minor children, Resident's guests, or any other person which may arise out of Resident's, Resident's minor child(ren)'s, and Resident's guest's(s') use of the Pavilion.

The foregoing agreement to personally assume the risk of renting the Pavilion and to release, defend, hold harmless, and indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer from and against any and all claim(s) for injury, damage, or loss sustained by Resident, Resident's minor children, Resident's guests, and any other person as a result of or arising out of Resident's rental of the Pavilion shall include, but is not limited to: any and all claim(s) for negligence, personal injury, wrongful death, property damage, attorneys' fees, paralegal fees, expert witness fees, litigation costs, or money damages of any kind which Resident may bring individually or which claim(s) may be brought by Resident's personal representative(s) or assignee(s), or which claims Resident's minor child(ren) or personal representative(s) or assignee(s) thereof may bring, or which may be brought by a third party. Nothing in this Release and Waiver requires Resident to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Resident as jointly liable parties; however, Resident shall indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer for any and all percentage of fault attributable to Resident for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

Resident agrees, at Resident's sole cost and expense, to promptly reimburse the District for costs to repair any damage to the District's real or personal property resulting from Resident's, Resident's child(ren)'s, or Resident's guest's(s') use of the Pavilion.

This Release and Waiver is binding upon Resident and Resident's spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This Release and Waiver supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. The provisions of this Release and Waiver will

continue in full force and effect even after the termination of Resident's use of the Pavilion. The provisions of this Release and Waiver may be waived, altered, amended, or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below.

Resident agrees, and agrees on behalf of Resident's minor child(ren), that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other law, and nothing herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that either party seeks to enforce this instrument by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

By checking the box below and typing Resident's name, Resident agrees that Resident is electronically signing and entering into this Release and Waiver voluntarily and of Resident's own free will. By checking the box below and typing Resident's name, Resident agrees to abide by all the rules, regulations, and policies of the District and all provisions of local, state, and federal ordinances and laws when renting the Pavilion. Resident represents and affirms that Resident is not currently under the influence of alcohol, drugs, or medication, which may impair Resident's ability to electronically sign and enter into this agreement voluntarily and of Resident's own free will.

Florida Public Records Exemption

If you checked YES, please provide a written request for maintenance of such exemption to District staff at: Harmony Community Development District c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Attn: District Manager.

Electronic Signature / Acknowledgments

Typed Name: Ricardo Montero

Agreement Accepted: Yes

Liability Waiver Accepted: Yes

Rules Accepted: Yes

Uploaded Attachments

No uploaded attachments.

Notes Saved to Record

Attendee Age Group / Additional Details: Family - friendly all ages It's open to the public , local musical bands will perform, activities for kids. | Vendor/Merchandise Details: 15 to 25 vendors. / merchandise and food and beverage non alcoholic , brush face painting for kids, educational games for the kids, community outreach, Osceola Sheriff Department.

Blake Firth

From: Ricky Promo Montero <monteropr18@gmail.com>
Sent: Friday, September 4, 2026 12:12 PM
To: Blake Firth
Subject: Re: Harmony CDD - Ricardo Montero Reservation Request

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

Blake I wanted to ask if it would be the same requirement and price, the vice president of my organization leaves in Harmony and she wanted me to tell you gus

On Fri, Sep 4, 2026, 9:47 AM Blake Firth <firthb@pfm.com> wrote:

Good morning, Ricky!

Thank you for speaking with me this morning. I just wanted to provide the next steps in regard to your reservation request for the Harmony CDD Town Square.

First, this event will have to be approved by the Harmony CDD Board of Supervisors at a scheduled meeting. Our next meeting is scheduled for September 24, 2026, at 6:00 p.m. at the Suenos Tenampa Private Room at [7251 Five Oaks Drive, Harmony, FL 34773](#). Please provide me the insurance documentation for each vendor you plan to have on-site for this event, and any other supporting documentation you would like the Board to have when they are making their decision.

Next, pending approval from the Board, there are a number of fees associated with this request. As a Non-Resident, the guidelines for your use of Harmony CDD facilities are laid out in the Harmony CDD Rules & Policies adopted in 2019, which will require a \$1,000.00 annual fee for each year you wish to hold your event:

- **4.1** A person who is not a Resident of Harmony may purchase a Membership in the District, and thereby gain Resident level access to all District Facilities, by making an annual payment of \$1,000 for a family of four, and \$250.00 for each additional person. This fee amount is intended to be equivalent to the non-ad valorem assessments paid by District property owners for similar annual use of District Facilities.

There are two other fees associated with Special Events within the Harmony CDD. One being a \$250.00 security deposit that is refundable pending that no District property was damaged, and the other being \$250.00 for up to 6 hours of rental space for the Town Square.

- **9.8.1** For each Event with ten (10) or more attendees, the District shall collect from the Event Organizer a security deposit of \$250.00 at the time the Organizer schedules the Event with the District Manager.
- **9.8.2** At the conclusion of the Event, and upon inspection, the District shall either (1) return the damage deposit to the Event Organizer if there is no damage to District property or (2) charge the Event Organizer for any damage to District property and apply the security deposit to the charge.

- **9.8.3** If damage to the District property is less than the security deposit, the excess amount from the deposit shall be returned to the Event Organizer. If damage to District property exceeds the security deposit, the Event Organizer shall be charged for the excess property damage. All damage charges must be paid to the District no later than fifteen (15) days after invoice date.

TABULAR SCHEDULE OF FEES

SPECIAL EVENT

{Reserved Use of Recreation Facilities}

(1) Soccer/Volleyball/Basketball ("SVB") Fields & Courts: \$5 per hour

(2) Swim Club and Ashley Park Pools Reserved Patio Areas: \$100 for up to four (4) hours maximum

(3) Buck Lake Pavilion: \$60 for up to four (4) hours maximum

(4) Buck Lake Fishing Piers: \$40 for up to two (2) hours maximum

(5) Town Square: \$250 for up to six (6) hours maximum

These options will be discussed at the upcoming Board meeting, and you are more than welcome to attend in order to answer any questions that the Board may have of you regarding your specific event. Since you have already completed the Facility Usage Application form, you will not have to resubmit that.

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

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

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

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



Harmony Community Development District

Su Mesa Café 5th Anniversary Event

Harmony CDD Parks and Recreation Facility Usage

Submission Verification

Submission Reference: 392

Submitted At: Thu Sep 10 2026 16:27:02 GMT-0700 (PDT)

IP Address: 72.239.2.140

Form Type: Harmony CDD Parks and Recreation Facility Usage

Submitted Information

First Name: Timothy

Last Name: Rivera Pinto

Address: 7250 Harmony Square Dr S, St Cloud, FL 34773

Phone: 7876896675

Email: timothyrivera67@gmail.com

Event Type: Su Mesa Cafe Church 5th Anniversary

Requested Facility: Town Square

Event Date/Time: 11/21/2026 6:18:51 pm

Number of Attendees: 600-800

Attendee Age Group / Additional Details: All Ages

Vendors Present: yes

Vendor Details: Vendors, quantity TBD / They will be located on the sidewalk (as they are on Harmony Markets) / Variety of vendors food & merch.

Catering Required: no

Public Records Exemption Answer: no

Facility Usage Instructions

IMPORTANT: Please complete all required sections. Some applications may require additional review and approval from the District. Usage will only be confirmed if all appropriate information has been supplied. Event is not confirmed approved until you receive a completed signed form. Please allow three business days to receive approval/non-approval.

Pool Area Notice

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

Vendor Notice

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department. You will be contacted separately to provide necessary information for vendors/merchandise.

Contact Information

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

Osceola County Zoning and Code Enforcement: One Courthouse Square, Suite 1200, Kissimmee, FL 34741. Phone (407) 343-3400

Osceola County Parks and Recreation Department: One Courthouse Square, Suite 1200, Kissimmee, FL 34741. Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

Liability Waiver

AGREEMENT FOR INDEMNIFICATION AND RELEASE AND WAIVER OF LIABILITY FOR PAVILION RENTAL

("RELEASE AND WAIVER")

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida Public Records Law, Chapter 119, Florida Statutes, some of the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose certain parts of the information you submit to us.

In consideration for being permitted by the Harmony Community Development District (hereinafter referred to as "District") to rent its pavilion located in Osceola County, Florida ("Pavilion"), Resident agrees to personally assume the risk of using the Pavilion. Resident further agrees to unconditionally release, defend, hold harmless, and indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer from and against any and all claims for injury, damage, or loss sustained by Resident, Resident's minor children, Resident's guests, or any other person which may arise out of Resident's, Resident's minor child(ren)'s, and Resident's guest's(s') use of the Pavilion.

The foregoing agreement to personally assume the risk of renting the Pavilion and to release, defend, hold harmless, and indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer from and against any and all claim(s) for injury, damage, or loss sustained by Resident, Resident's minor children, Resident's guests, and any other person as a result of or arising out of Resident's rental of the Pavilion shall include, but is not limited to: any and all claim(s) for negligence, personal injury, wrongful death, property damage, attorneys' fees, paralegal fees, expert witness fees, litigation costs, or money damages of any kind which Resident may bring individually or which claim(s) may be brought by Resident's personal representative(s) or assignee(s), or which claims Resident's minor child(ren) or personal representative(s) or assignee(s) thereof may bring, or which may be brought by a third party. Nothing in this Release and Waiver requires Resident to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Resident as jointly liable parties; however, Resident shall indemnify the District, its officers, agents, employees, supervisors, staff, property manager, District manager, and District engineer for any and all percentage of fault attributable to Resident for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

Resident agrees, at Resident's sole cost and expense, to promptly reimburse the District for costs to repair any damage to the District's real or personal property resulting from Resident's, Resident's child(ren)'s, or Resident's guest's(s') use of the Pavilion.

This Release and Waiver is binding upon Resident and Resident's spouse, heirs, executors, administrators, legal representatives, successors, and assigns. This Release and Waiver supersedes any prior written and/or oral agreements or representation made with respect to the subject matter contained herein. The provisions of this Release and Waiver will continue in full force and effect even after the termination of Resident's use of the Pavilion. The provisions of this Release and Waiver may be waived, altered, amended, or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below.

Resident agrees, and agrees on behalf of Resident's minor child(ren), that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other law, and nothing

herein shall allow any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. In the event that either party seeks to enforce this instrument by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

By checking the box below and typing Resident's name, Resident agrees that Resident is electronically signing and entering into this Release and Waiver voluntarily and of Resident's own free will. By checking the box below and typing Resident's name, Resident agrees to abide by all the rules, regulations, and policies of the District and all provisions of local, state, and federal ordinances and laws when renting the Pavilion. Resident represents and affirms that Resident is not currently under the influence of alcohol, drugs, or medication, which may impair Resident's ability to electronically sign and enter into this agreement voluntarily and of Resident's own free will.

Florida Public Records Exemption

If you checked YES, please provide a written request for maintenance of such exemption to District staff at: Harmony Community Development District c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Attn: District Manager.

Electronic Signature / Acknowledgments

Typed Name: Timothy Rivera Pinto

Agreement Accepted: Yes

Liability Waiver Accepted: Yes

Rules Accepted: Yes

Uploaded Attachments

No uploaded attachments.

Notes Saved to Record

Attendee Age Group / Additional Details: All Ages | Vendor/Merchandise Details: Vendors, quantity TBD / They will be located on the sidewalk (as they are on Harmony Markets) / Variety of vendors food & merch.

Blake Firth

From: Ask Harmony CDD
Sent: Tuesday, September 15, 2026 8:54 AM
To: Timothy Rivera; Ask Harmony CDD
Cc: cddmaintenance@bermancorp.com; Lynne Mullins; Maraliz@santonicreativegroup.com
Subject: RE: Harmony CDD Request Submitted #392 - Harmony CDD Parks and Recreation Facility Usage

Thank you, Timothy!

I will keep you posted on the Board's approval and will follow up immediately following the conclusion of the meeting. You or your staff are also more than welcome to attend the meeting in case the Board has any questions you would like to answer directly.

Have a great day!

Blake Firth
Assistant District Manager
He/Him

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

From: Timothy Rivera <timothyrivera67@gmail.com>
Sent: Friday, September 11, 2026 3:52 PM
To: Ask Harmony CDD <askharmonycdd@pfm.com>
Cc: cddmaintenance@bermancorp.com; Lynne Mullins <mullinsl@pfm.com>; Maraliz@santonicreativegroup.com
Subject: Re: Harmony CDD Request Submitted #392 - Harmony CDD Parks and Recreation Facility Usage

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

Hi Blake,

Thank you for the clarification and for outlining the approval process.

I will work on obtaining the Certificate of Liability Insurance for our Church and will send it to you as soon as possible. I will also request the same documentation from our vendors.

Please let me know if there is any additional documentation or information that would be helpful for the Board to have prior to the September 24th meeting.

Thanks,
Timothy Rivera Pinto

On Fri, Sep 11, 2026 at 15:34 Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good afternoon, Timothy!

Thanks for getting back to me. As for insurance, if you could get me the Certificate of Liability Insurance for your Church, as well as any of the vendors that are able to provide that as soon as possible, then that would be very helpful.

For the approval of the proposed event date, the final approval for that can only be discussed at our scheduled Board meeting, as this would classify as a special event since there are paid vendors on-site so any approval would have to be done via a vote by the Harmony CDD Board of Supervisors. I can reach back out as soon as the Board decides on 9/24.

And thank you for confirming the payment, the payment methods we accept are either a check or money order mailed to our offices at [3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817](#).

Let me know if you have any questions or concerns, thank you!

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

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

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

From: Timothy Rivera <timothyrivera67@gmail.com>

Sent: Friday, September 11, 2026 2:54 PM

To: Ask Harmony CDD <askharmonycdd@pfm.com>

Cc: cddmaintenance@bermancorp.com; Lynne Mullins <mullinsl@pfm.com>; Maraliz@santonicreativegroup.com

Subject: Re: Harmony CDD Request Submitted #392 - Harmony CDD Parks and Recreation Facility Usage

Hi Blake,

Thank you for the quick response and for providing all of this information. I really appreciate your guidance throughout the process.

I do have a few questions regarding the vendor requirements.

At the moment, our vendor list is still evolving. We have several vendors who are interested, while others are waiting for confirmation of the event date before committing. Many of them are small, home-based businesses that would simply set up a tent or booth during the event to sell their products.

Could you please clarify:

- What specific insurance documentation is required from each vendor?
- Is there a deadline by which we would need to provide those documents?
- Our church also carries its own insurance and will be producing and organizing the event directly. Would our church's insurance provide any additional coverage or help satisfy any of the insurance requirements for the event?

Regarding attendance, our estimate of approximately 600–800 attendees is still accurate. This estimate includes members of our congregation, guests, and members of the surrounding community. We have also contacted the HOA Secretary, who confirmed that the date is currently available and does not conflict with any scheduled community activities.

Regarding the fees, everything is clear. If the event is approved, please let me know what payment methods are available for the \$250 security deposit and the \$250 Town Square rental fee.

The most important matter for us at this stage is confirmation of the event date, as several key arrangements depend directly on it, particularly scheduling musicians and other participants from our church.

With that in mind, I wanted to respectfully ask whether there is any possibility of receiving a preliminary indication or approval before the September 24 Board meeting, or if final approval can only be granted by the Board during that meeting. Even a preliminary indication would be very helpful as we continue coordinating the event.

Thank you again for your help.
Timothy Rivera

On Fri, Sep 11, 2026 at 10:16 AM Ask Harmony CDD <askharmonycdd@pfm.com> wrote:

Good morning, Timothy!

We have received your request, and there are just a few guidelines to follow for an event of this size with vendors on District property.

First, this event will have to be approved by the Harmony CDD Board of Supervisors at a scheduled meeting. Our next meeting is scheduled for September 24, 2026, at 6:00 p.m. at the Suenos Tenampa Private Room at [7251 Five Oaks Drive, Harmony, FL 34773](#). Please provide me the insurance documentation for each vendor you plan to have on-site for this event, and any other supporting documentation you would like the Board to have when they are making their decision. I see you have placed the number of attendees at 600 – 800. Is that still accurate?

Next, there are two other fees associated with Special Events within the Harmony CDD. One being a \$250.00 security deposit that is refundable pending that no District property was damaged, and the other being \$250.00 for up to 6 hours of rental space for the Town Square.

- **9.8.1** For each Event with ten (10) or more attendees, the District shall collect from the Event Organizer a security deposit of \$250.00 at the time the Organizer schedules the Event with the District Manager.
- **9.8.2** At the conclusion of the Event, and upon inspection, the District shall either (1) return the damage deposit to the Event Organizer if there is no damage to District property or (2) charge the Event Organizer for any damage to District property and apply the security deposit to the charge.
- **9.8.3** If damage to the District property is less than the security deposit, the excess amount from the deposit shall be returned to the Event Organizer. If damage to District property exceeds the security deposit, the Event Organizer shall be charged for the excess property damage. All damage charges must be paid to the District no later than fifteen (15) days after invoice date.

TABULAR SCHEDULE OF FEES

SPECIAL EVENT

{Reserved Use of Recreation Facilities}

(1) Soccer/Volleyball/Basketball ("SVB") Fields & Courts: \$5 per hour

(2) Swim Club and Ashley Park Pools Reserved Patio Areas: \$100 for up to four (4) hours maximum

(3) Buck Lake Pavilion: \$60 for up to four (4) hours maximum

(4) Buck Lake Fishing Piers: \$40 for up to two (2) hours maximum

(5) Town Square: \$250 for up to six (6) hours maximum

These options will be discussed at the upcoming Board meeting, and you are more than welcome to attend in order to answer any questions that the Board may have of you regarding your specific event. Since you have already completed the Facility Usage Application form, you will not have to resubmit that.

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

Blake Firth

Assistant District Manager

He/Him

PFM Management Services LLC

firthb@pfm.com | **Phone** [407-723-5953](tel:407-723-5953) | **Web** pfmmanagement.com

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

From: System Notifications (noreply@bermancorp.com) system@sent-via.netsuite.com

Sent: Thursday, September 10, 2026 7:27 PM

To: cddmaintenance@bermancorp.com; Ask Harmony CDD askharmonycdd@pfm.com

Subject: Harmony CDD Request Submitted #392 - Harmony CDD Parks and Recreation Facility Usage

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Harmony CDD Recreation Request Submitted

The completed submission PDF is attached as the legal record.

Original uploaded files are also attached when applicable.

Submission Reference: 392

Form Type: Harmony CDD Parks and Recreation Facility Usage

Submitted At: Thu Sep 10 2026 16:27:02 GMT-0700 (PDT)

IP Address: [72.239.2.140](#)

Resident / Applicant: Timothy Rivera Pinto

Email: timothyrivera67@gmail.com



Harmony Community Development District

Parking Ordinance



Harmony Community Development District

O&M Assessment Methodology



Harmony Community Development District

**Authorization of RFQ for District Engineering, Design,
and Design Criteria Professional Services
under the CCNA**

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE HARMONY COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Harmony Community Development District (“**District**”), located in Osceola County, Florida, announces that professional engineering services will be required on a continuing basis for construction, reconstruction, maintenance, repair and replacement of the District’s capital improvement plan, including stormwater management system, landscaping improvements, utilities, roadway improvements, sidewalks, recreational amenities, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required. The Harmony CDD was established in the year 2000 and currently consists of approximately 1,023 acres. The Harmony CDD Board of Supervisors is comprised of five residents of the Harmony CDD.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Osceola County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on November 12, 2026, to the attention of Lynne Mullins, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for a continuing contract. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays,

and state holidays) after the publication of this Notice. The 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. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

RUN DATE: October 1, 2026

HARMONY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.



Harmony Community Development District

FY 2027 Egis Insurance Proposal



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Harmony Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Harmony Community Development District
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126755

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,656,128
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$224,679

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$13,570

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$2,000,000 each claim/annual aggregate
Fraudulent Instruction: \$500,000



PREMIUM SUMMARY

Harmony Community Development District
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126755

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$13,570
Crime	Not Included
Automobile Liability	\$616
Hired Non-Owned Auto	Included
Auto Physical Damage	\$549
General Liability	\$5,901
Public Officials and Employment Practices Liability	\$4,763
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$25,399

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Harmony Community Development District

(Name of Local Governmental Entity)

By:  _____
Signature Print Name

Witness By: _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Harmony Community Development District
c/o PFM Group Consulting, LLC 3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$1,656,128	As per schedule attached
☒	Inland Marine	\$224,679	As per schedule attached
☒	Auto Physical Damage	\$24,033	As per schedule attached

Signature:  Date: _____

Name: _____

Title: _____



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100126755	Term: October 1, 2026 to October 1, 2027
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Harmony Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

☐	I reject Uninsured Motorists Coverage entirely.
☒	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.



Applicant's/Named Insured's Signature

Applicant's/Named Insured's Printed Name

Date

**Harmony Community Development District**

Policy No.: 100126755
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
1	Buck Lake Dock		Waterfront structures	10/01/2026		\$441,473		\$441,473	
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
2	Swim Club (Pool House)		2003 Joisted masonry	10/01/2026		\$419,305		\$439,162	
	7255 Five Oaks Drive Harmony FL 34773			10/01/2027		\$19,857			
	Complex			Metal panel					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
3	Boat House		Waterfront structures	10/01/2026		\$52,229		\$52,229	
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
4	Pool		2003 Below ground liquid storage tank / pool	10/01/2026		\$47,014		\$47,014	
	7255 Five Oaks Drive Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
5	Pool Amenity Facility		2007 Joisted masonry	10/01/2026		\$198,043		\$203,296	
	7124 Harmony Square Drive Harmony FL 34773			10/01/2027		\$5,253			
	Complex			Metal panel					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
6	Pool		2007 Below ground liquid storage tank / pool	10/01/2026		\$28,014		\$28,014	
	7124 Harmony Square Drive Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built Const Type	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced		Roof Yr Blt	
7	Lakeshore Park Restrooms		2003 Joisted masonry	10/01/2026		\$57,784		\$57,784	
	School House Road and Cat Brier Tr Harmony FL 34773			10/01/2027					
	Pyramid hip			Metal panel					

Sign:

Print Name:

Date:

**Harmony Community Development District**

Policy No.: 100126755

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
8	Splash Pad/Fountain		Pump / lift station	10/01/2026	\$173,353		\$173,353		
	3300 School House Rd Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
9	Pedestrian Foot Bridge		Bridges	10/01/2026	\$43,338		\$43,338		
	3342 School House Rd Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
10	Pedestrian Foot Bridge		Bridges	10/01/2026	\$43,338		\$43,338		
	3356 School House Rd Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
11	Walkway & Dock		2003 Waterfront structures	10/01/2026	\$46,228		\$46,228		
	3342 School House Rd Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
12	Walkway & Dock		2003 Waterfront structures	10/01/2026	\$46,228		\$46,228		
	3356 School House Rd Harmony FL 34773			10/01/2027					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced	Roof Yr Blt
13	Miscellaneous Unscheduled Property		Property in the Open	10/01/2026	\$34,671		\$34,671		
	Varioius Harmony FL 34773			10/01/2027					
			Total:	Building Value \$1,631,018		Contents Value \$25,110		Insured Value \$1,656,128	

Sign:

Print Name:

Date:

**Harmony Community Development District**

Policy No.: 100126755
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2026	\$140,000	\$1,000
	Unscheduled IM Items (Max \$15,000 Per Item)			10/01/2027		
2		MRR61212H304	Mobile equipment	10/01/2026	\$8,311	\$1,000
	MirroCraft Outfitter 16' Aluminum Boat 1/ 40hp Evinrude			10/01/2027		
3		WRSF96036405	Mobile equipment	10/01/2026	\$9,700	\$1,000
	Weeres Fish 16' Pontoon Boat w/Trailer			10/01/2027		
4		BUJ24907C616	Mobile equipment	10/01/2026	\$15,240	\$1,000
	2016 Sun Tracker/Sig Bass Buggy 16'			10/01/2027		
5		R1860VT	Mobile equipment	10/01/2026	\$9,760	\$1,000
	Lowe Roughneck 18' Welded Jon Boat w/2 Trolling Motors			10/01/2027		
6		G405	Mobile equipment	10/01/2026	\$13,265	\$1,000
	Weeres Fish 20' Pontoon Boat w/Trailer			10/01/2027		
7		BUJ25571D818	Mobile equipment	10/01/2026	\$8,500	\$1,000
	2018 1860 Jon Tracker			10/01/2027		
8		BUH94561J819	Mobile equipment	10/01/2026	\$19,903	\$1,000
	2019 Sun Tracker/Pontoon Boat			10/01/2027		
Total					\$224,679	

Sign: _____

Print Name: _____

Date: _____



Harmony Community Development District

Policy No.: 100126755
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	GMC	TK15703		10/01/2026	\$1,000	10/01/2026	10/01/2026	\$24,033	
1	2016	1GTN2LEH4GZ135455	Light Truck	10/01/2027	\$1,000	10/01/2026	10/01/2027	Actual cash value	\$24,033

Total \$24,033
APD Rptd \$24,033

Sign:  Print Name: _____ Date: _____



Harmony Community Development District

Payment Authorization Nos. 041 – 048

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 41

7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2809872	DoorKing Inc. (HARCDD)	07/19/2026	Harmony CDD	62.95
154534	Dragonfly Pond Works (HARCDD)	06/18/2026	Harmony CDD	5,400.00
004199	LLS Tax Solutions Inc. (HARCDD)	07/16/2026	Harmony CDD	500.00
004200	LLS Tax Solutions Inc. (HARCDD)	07/16/2026	Harmony CDD	500.00
1321926	Wayne Automatic Fire Sprinkler (HARCDD)	06/19/2026	Harmony CDD	2,606.00
Total:				9,068.95

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 42

7/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.07.30	Brittany Coronel (HARCDD)	07/30/2026	Harmony CDD	200.00
2026.07.30	Daniel Leet (HARCDD)	07/30/2026	Harmony CDD	200.00
2026.07.30	Juliet Nichols Williams (HARCDD)	07/30/2026	Harmony CDD	200.00
2026.07.30	Lucas Chokanis (HARCDD)	07/30/2026	Harmony CDD	200.00
2026.07.30	Marcela Bartlett (HARCDD)	07/30/2026	Harmony CDD	200.00
1997518072826	Spectrum Business (HARCDD)	07/28/2026	Harmony CDD	120.00
03760-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	1,878.90
12210-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	1,824.18
19280-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	611.83
25108-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	2,712.93
33910-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	518.50
33920-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	956.26
35419-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	1,409.56
41279-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	1,290.82
44380-072926	Toho Water Authority (HARCDD)	07/29/2026	Harmony CDD	252.33
48250-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	4,356.58
48380-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	3,587.30
55740-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	31.62
62780-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	486.28
74910-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	93.97
74920-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	16.94
74940-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	11.63
74950-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	86.81
74960-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	118.26
74980-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	97.55
74990-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	141.10
75000-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	41.86
84380-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	221.77
84390-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	1,048.75
84410-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	5,585.70
84420-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	2,192.39
84430-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	766.39
84440-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	988.35
85210-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	554.71
90300-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	70.33
90660-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	37.63
90670-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	22.69
90680-072726	Toho Water Authority (HARCDD)	07/27/2026	Harmony CDD	11.63
215964	United Land Services (HARCDD)	07/15/2026	Harmony CDD	1,162.69
215969	United Land Services (HARCDD)	07/15/2026	Harmony CDD	1,001.53
215974	United Land Services (HARCDD)	07/15/2026	Harmony CDD	1,466.36
8671	VGlobalTech (HARCDD)	06/30/2026	Harmony CDD	300.00
8699	VGlobalTech (HARCDD)	07/01/2026	Harmony CDD	210.00
Total:				37,286.13

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 43

8/7/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9628303	Berman Construction LLC (HARCDD)	08/01/2026	Harmony CDD	27,586.20
9628548	Berman Construction LLC (HARCDD)	07/31/2026	Harmony CDD	1,013.91
9628530	Berman Security Agency LLC (HARCDD)	08/01/2026	Harmony CDD	105.00
142976	PFM Management Services LLC (HARCDD)	07/06/2026	Harmony CDD	12,475.61
97500-080626	Spectrum Business (HARCDD)	08/06/2026	Harmony CDD	130.00
330211	Spies Pool LLC (HARCDD)	07/31/2026	Harmony CDD	1,185.00
46710-080626	Toho Water Authority (HARCDD)	08/06/2026	Harmony CDD	31.62
Total:				42,527.34

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 44

8/14/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.08.12	Brittany Coronel (HARCDD)	08/12/2026	Harmony CDD	200.00
2026.08.12	Daniel Leet (HARCDD)	08/12/2026	Harmony CDD	200.00
6360848651	Ecolab Inc. (HARCDD)	08/10/2026	Harmony CDD	4,384.04
2026.08.12	Juliet Nichols Williams (HARCDD)	08/12/2026	Harmony CDD	200.00
3791747	Kutak Rock LLP (HARCDD)	08/11/2026	Harmony CDD	13,364.50
2026.08.12	Lucas Chokanis (HARCDD)	08/12/2026	Harmony CDD	200.00
2026.08.12	Marcela Bartlett (HARCDD)	08/12/2026	Harmony CDD	200.00
F7BA084D-0157	Osceola News-Gazette (HARCDD)	08/13/2026	Harmony CDD	139.98
39921-081326	OUC (HARCDD)	08/13/2026	Harmony CDD	14,911.58
228641	Pegasus Engineering, LLC (HARCDD)	07/31/2026	Harmony CDD	1,224.20
58389-081026	Toho Water Authority (HARCDD)	08/10/2026	Harmony CDD	661.70
218298	United Land Services (HARCDD)	08/01/2026	Harmony CDD	60,782.66
222692	WillyGoat, LLC (HARCDD)	08/07/2026	Harmony CDD	2,326.01
Total:				98,794.67

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 45

8/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
876	Bowman and Blair Ecology and D (HARCDD)	08/11/2026	Harmony CDD	2,000.00
I224.092.05	Common Oak Engineering, LLC (HARCDD)	08/17/2026	Harmony CDD	12,913.00
2831923	DoorKing Inc. (HARCDD)	08/19/2026	Harmony CDD	49.95
DM-08-2026-28	PFM Management Services LLC (HARCDD)	08/06/2026	Harmony CDD	5,416.67
OE-EXP-08-2026-20	PFM Management Services LLC (HARCDD)	08/07/2026	Harmony CDD	1,084.37
1614096W460	Waste Connections of Florida (HARCDD)	08/15/2026	Harmony CDD	550.90
Total:				22,014.89

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 46

8/28/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
17302	Almar Enterprise Inc. (HARCDD)	08/25/2026	Harmony CDD	1,800.00
155736	Dragonfly Pond Works (HARCDD)	07/20/2026	Harmony CDD	5,400.00
156772	Dragonfly Pond Works (HARCDD)	08/18/2026	Harmony CDD	5,400.00
1092872	Florida Door Control of Orlando (HARCDD)	08/14/2026	Harmony CDD	475.00
3794022	Kutak Rock LLP (HARCDD)	08/25/2026	Harmony CDD	6,204.50
228690	Pegasus Engineering, LLC (HARCDD)	08/25/2026	Harmony CDD	1,102.50
143539	PFM Management Services LLC (HARCDD)	08/14/2026	Harmony CDD	6,007.38
03760-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,007.78
12210-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,248.33
19280-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	1,164.16
25108-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	3,022.53
33910-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	672.44
33920-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	1,441.61
35419-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	816.51
41279-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	1,652.02
44380-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	89.53
46710-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	31.62
48250-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	4,932.78
48380-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,237.10
55740-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	78.16
62780-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	439.74
74910-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	112.55
74920-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	13.36
74940-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	11.63
74950-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	86.81
74960-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	198.20
74980-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	97.55
74990-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	203.91
75000-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,994.53
84380-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	89.31
84390-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	89.31
84410-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	4,476.30
84420-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,338.59
84430-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	816.51
84440-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	895.27
85210-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	2,312.03
90300-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	81.16
90660-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	17.71
90670-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	20.20
90680-082626	Toho Water Authority (HARCDD)	08/26/2026	Harmony CDD	11.63
1326962	Wayne Automatic Fire Sprinkler (HARCDD)	07/14/2026	Harmony CDD	965.00

Total: 63,055.25

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 47

9/4/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9628892	Berman Construction LLC (HARCDD)	09/01/2026	Harmony CDD	27,586.20
INV-00015	BSLN-US-8 Construction Services (HARCDD)	08/04/2026	Harmony CDD	65,648.00
INV-00042	BSLN-US-8 Construction Services (HARCDD)	08/20/2026	Harmony CDD	98,120.00
F7BA084D-0158	Osceola News-Gazette (HARCDD)	09/04/2026	Harmony CDD	65.88
1997518082826	Spectrum Business (HARCDD)	08/28/2026	Harmony CDD	120.00
Total:				191,540.08

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 48

9/11/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9629283	Berman Security Agency LLC (HARCDD)	09/01/2026	Harmony CDD	105.00
GARDEN-073126	Daniel Heck (HARCDD)	07/31/2026	Harmony CDD	528.58
6361414959	Ecolab Inc. (HARCDD)	09/10/2026	Harmony CDD	4,384.04
1093222	Florida Door Control of Orlando (HARCDD)	09/08/2026	Harmony CDD	3,100.00
1997500090626	Spectrum Business (HARCDD)	09/06/2026	Harmony CDD	130.00
58389-090926	Toho Water Authority (HARCDD)	09/09/2026	Harmony CDD	618.74
222959	United Land Services (HARCDD)	08/31/2026	Harmony CDD	1,358.65
222961	United Land Services (HARCDD)	08/31/2026	Harmony CDD	3,082.38
224400	United Land Services (HARCDD)	09/09/2026	Harmony CDD	60,782.67
Total:				74,090.06

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual



Harmony CDD

August 2026 Financial Report

August 31, 2026

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



Harmony CDD
Statement of Financial Position
As of 8/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 520,617.86				\$ 520,617.86
Restricted Deposit Account - #8909	3,515.52				3,515.52
General Reserve Account - #3607	1,905,960.05				1,905,960.05
Prepaid Expenses	6,409.33				6,409.33
Debt Service Reserve - 2014 Bond		\$ 607,312.50			607,312.50
Revenue - 2014 Bond		834,856.12			834,856.12
Prepayment - 2014 Bond		14,752.53			14,752.53
Debt Service Reserve - 2015 Bond			\$ 340,000.00		340,000.00
Revenue - 2015 Bond			381,399.22		381,399.22
Prepayment - 2015 Bond			209,456.08		209,456.08
Total Current Assets	<u>\$ 2,436,502.76</u>	<u>\$ 1,456,921.15</u>	<u>\$ 930,855.30</u>	<u>\$ -</u>	<u>\$ 4,824,279.21</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,387,776.45	\$ 2,387,776.45
Amount To Be Provided				7,027,223.55	7,027,223.55
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,415,000.00</u>	<u>\$ 9,415,000.00</u>
Total Assets	<u><u>\$ 2,436,502.76</u></u>	<u><u>\$ 1,456,921.15</u></u>	<u><u>\$ 930,855.30</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 14,239,279.21</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 24,189.07				\$ 24,189.07
Deposits Payable	2,750.00				2,750.00
Total Current Liabilities	<u>\$ 26,939.07</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,939.07</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 9,415,000.00	\$ 9,415,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 9,415,000.00</u>	<u>\$ 9,415,000.00</u>
Total Liabilities	<u><u>\$ 26,939.07</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 9,441,939.07</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 272,681.10				\$ 272,681.10
Current Year Net Assets, Unrestricted	(93,505.65)				(93,505.65)
Net Assets - General Government	1,560,112.09				1,560,112.09
Current Year Net Assets - General Government	670,276.15				670,276.15
Net Assets, Unrestricted		\$ 1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		40,900.58			40,900.58
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			100,211.94		100,211.94
Total Net Assets	<u><u>\$ 2,409,563.69</u></u>	<u><u>\$ 1,456,921.15</u></u>	<u><u>\$ 930,855.30</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,797,340.14</u></u>
Total Liabilities and Net Assets	<u><u>\$ 2,436,502.76</u></u>	<u><u>\$ 1,456,921.15</u></u>	<u><u>\$ 930,855.30</u></u>	<u><u>\$ 9,415,000.00</u></u>	<u><u>\$ 14,239,279.21</u></u>



Harmony CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 2,952,780.23				\$ 2,952,780.23
Assessment - Refund and Discounts	(93,505.65)				(93,505.65)
Garden Lot	820.00				820.00
Facility Rental Revenue	1,565.00				1,565.00
Other Income & Other Financing Sources	204.94				204.94
On-Roll Assessments - 2014 Bond		\$ 1,184,189.51			1,184,189.51
Assessments - Prepayment		13,071.81			13,071.81
Assessment Refund / Discounts		(37,499.72)			(37,499.72)
On-Roll Assessments - 2015 Bond			\$ 510,771.84		510,771.84
Other Assessments - Prepayment			255,850.55		255,850.55
Assessment Refund / Discounts			(16,174.61)		(16,174.61)
Total Revenues	\$ 2,861,864.52	\$ 1,159,761.60	\$ 750,447.78	\$ -	\$ 4,772,073.90
<u>Expenses</u>					
Supervisor Fees	\$ 9,600.00				\$ 9,600.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	10,526.96				10,526.96
Management	61,083.37				61,083.37
Field Management	337,263.20				337,263.20
Engineering	104,901.96				104,901.96
Assessment Collection Cost	57,107.39				57,107.39
Disclosure Agent	2,200.00				2,200.00
Property Appraiser	1,530.61				1,530.61
District Counsel	57,569.78				57,569.78
Assessment Administration	7,500.00				7,500.00
Audit	4,400.00				4,400.00
Arbitrage Calculation	1,000.00				1,000.00
Tax Preparation	51.36				51.36
Postage & Shipping	1,457.34				1,457.34
Legal Advertising	1,208.73				1,208.73
Miscellaneous / Contingency	30.60				30.60
Meeting Room	2,950.00				2,950.00
Web Site Maintenance	4,140.00				4,140.00
Operating Supplies - Fuel, Oil, etc.	5,062.58				5,062.58
Dues, Licenses, and Fees	175.00				175.00
Security	5,963.85				5,963.85
Security - Wifi	2,792.93				2,792.93
Electric	28,624.26				28,624.26
Refuse Removal	5,334.04				5,334.04
Water-Sewer	279,509.38				279,509.38
R&M - Ponds/Buck, Lake/Drainage	19,166.50				19,166.50
Irrigation Repairs	29,266.15				29,266.15
Amenity - Pool Maintenance	58,883.96				58,883.96
Pool Furniture	21,586.00				21,586.00
General Liability Insurance	5,489.00				5,489.00
Property & Casualty Insurance	16,791.00				16,791.00
Auto Liability & Physical Damage	1,110.00				1,110.00
Repair & Maintenance - Vehicles	2,195.89				2,195.89
Repair & Maintenance - Equipment etc	43,170.11				43,170.11
Pond Maintenance	43,200.00				43,200.00
Landscaping Maintenance & Material	730,591.35				730,591.35
Landscape Improvements	24,209.52				24,209.52



Harmony CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Tree Trimming	3,805.00				3,805.00
Miscellaneous / Contingency	29,694.05				29,694.05
Parks & Facilities	65,027.57				65,027.57
Garden Lot Expenses	601.04				601.04
Invasive Plant Maintenance	83,167.50				83,167.50
Mulch	77,600.00				77,600.00
Annuals	10,500.00				10,500.00
Streetlights	111,297.88				111,297.88
Sidewalk Panel Repair & Replacements	11,119.00				11,119.00
Collection Agent - 2014 Bond		\$ 22,902.47			22,902.47
Principal Payments - 2014 Bond		810,000.00			810,000.00
Interest Payments - 2014 Bond		342,037.50			342,037.50
Collection Agent - 2015 Bond			\$ 9,878.44		9,878.44
Principal Payments - 2015 Bond			460,000.00		460,000.00
Interest Payments - 2015 bond			209,740.63		209,740.63
Total Expenses	\$ 2,384,885.86	\$ 1,174,939.97	\$ 679,619.07	\$ -	\$ 4,239,444.90
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 99,791.84				\$ 99,791.84
Interest Income		\$ 56,078.95			56,078.95
Interest Income			\$ 29,383.23		29,383.23
Total Other Revenues (Expenses) & Gains (Losses)	\$ 99,791.84	\$ 56,078.95	\$ 29,383.23	\$ -	\$ 185,254.02
Change In Net Assets	\$ 576,770.50	\$ 40,900.58	\$ 100,211.94	\$ -	\$ 717,883.02
Net Assets At Beginning Of Year	\$ 1,832,793.19	\$ 1,416,020.57	\$ 830,643.36	\$ -	\$ 4,079,457.12
Net Assets At End Of Year	\$ 2,409,563.69	\$ 1,456,921.15	\$ 930,855.30	\$ -	\$ 4,797,340.14



Harmony CDD
Budget to Actual
For the Month Ending 08/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 2,952,780.23	\$ 2,700,968.42	\$ 251,811.81	\$ 2,946,511.00	100.21%
Assessment - Refund and Discounts	(93,505.65)	(108,038.33)	14,532.68	(117,860.00)	79.34%
Facility Rental Revenue	1,565.00	-	1,565.00	-	0.00%
Garden Lot	820.00	-	820.00	-	0.00%
Other Income and Other Financing Sources	204.94	-	204.94	-	0.00%
Net Revenues	\$ 2,861,864.52	\$ 2,592,930.08	\$ 268,934.44	\$ 2,828,651.00	101.17%
<u>Expenditures</u>					
<u>Administrative Expenses</u>					
Supervisor Fees	\$ 9,600.00	\$ 12,833.33	\$ (3,233.33)	\$ 14,000.00	68.57%
FICA Expense	-	982.67	(982.67)	1,072.00	0.00%
Trustee Services	10,526.96	9,166.67	1,360.29	10,000.00	105.27%
Management	61,083.37	59,583.33	1,500.04	65,000.00	93.97%
Engineering	104,901.96	68,750.00	36,151.96	75,000.00	139.87%
Assessment Collection Cost	57,107.39	54,019.17	3,088.22	58,930.00	96.91%
Disclosure Agent	2,200.00	2,016.67	183.33	2,200.00	100.00%
Property Appraiser	1,530.61	916.67	613.94	1,000.00	153.06%
District Counsel	57,569.78	68,750.00	(11,180.22)	75,000.00	76.76%
Recording Secretary	-	1,833.33	(1,833.33)	2,000.00	0.00%
Audit	4,400.00	4,583.33	(183.33)	5,000.00	88.00%
Arbitrage Calculation	1,000.00	1,375.00	(375.00)	1,500.00	66.67%
Postage & Shipping	1,457.34	916.67	540.67	1,000.00	145.73%
Legal Advertising	1,208.73	1,100.00	108.73	1,200.00	100.73%
Special Assessment Fees	7,500.00	8,341.67	(841.67)	9,100.00	82.42%
Tax Preparation	51.36	-	51.36	-	0.00%
Miscellaneous / Contingency	30.60	-	30.60	-	0.00%
Meeting Room	2,950.00	4,583.33	(1,633.33)	5,000.00	59.00%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Website Maintenance	4,140.00	-	4,140.00	-	0.00%
Total Administrative Expenses	\$ 327,433.10	\$ 299,912.25	\$ 27,520.85	\$ 327,177.00	100.08%
<u>Field Expenses</u>					
Field Management	\$ 337,263.20	\$ 303,448.75	\$ 33,814.45	\$ 331,035.00	101.88%
Total Field Expenses	\$ 337,263.20	\$ 303,448.75	\$ 33,814.45	\$ 331,035.00	101.88%
<u>Security Expenses</u>					
Security	\$ 5,963.85	\$ 27,500.00	\$ (21,536.15)	\$ 30,000.00	19.88%
Security - Wifi	2,792.93	5,500.00	(2,707.07)	6,000.00	46.55%
Total Security Expenses	\$ 8,756.78	\$ 33,000.00	\$ (24,243.22)	\$ 36,000.00	24.32%
<u>Utility Expenses</u>					
Electric	\$ 28,624.26	\$ 39,416.67	\$ (10,792.41)	\$ 43,000.00	66.57%
Refuse Removal	5,334.04	3,666.67	1,667.37	4,000.00	133.35%
Water-Sewer	279,509.38	206,250.00	73,259.38	225,000.00	124.23%
Streetlights	111,297.88	146,666.67	(35,368.79)	160,000.00	69.56%
Repair & Maintenance - Streetlights	-	9,166.67	(9,166.67)	10,000.00	0.00%
Total Utility Expenses	\$ 424,765.56	\$ 405,166.67	\$ 19,598.89	\$ 442,000.00	96.10%
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 730,591.35	\$ 684,192.67	\$ 46,398.68	\$ 746,392.00	97.88%
Landscaping Improvements	24,209.52	-	24,209.52	-	0.00%
Tree Trimming	3,805.00	36,666.67	(32,861.67)	40,000.00	9.51%
Parks & Facilities	65,027.57	50,416.67	14,610.90	55,000.00	118.23%
Garden Lot Expenses	601.04	1,833.33	(1,232.29)	2,000.00	30.05%



Harmony CDD
Budget to Actual
For the Month Ending 08/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Invasive Plant Maintenance	83,167.50	45,833.33	37,334.17	50,000.00	166.34%
Mulch	77,600.00	70,901.42	6,698.58	77,347.00	100.33%
Annuals	10,500.00	12,833.33	(2,333.33)	14,000.00	75.00%
Irrigation	29,266.15	27,500.00	1,766.15	30,000.00	97.55%
Total Landscaping & Irrigation Expenses	\$ 1,024,768.13	\$ 266,184.75	\$ 94,590.71	\$ 1,014,739.00	100.99%
<u>General Expenses</u>					
Pond Maintenance	\$ 43,200.00	\$ -	\$ 43,200.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	19,166.50	45,833.33	(26,666.83)	50,000.00	38.33%
Amenity - Pool Maintenance	58,883.96	55,000.00	3,883.96	60,000.00	98.14%
Amenity - Pool Furniture	21,586.00	-	21,586.00	-	0.00%
Repair & Maintenance - Vehicles	2,195.89	13,750.00	(11,554.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	43,170.11	9,166.67	34,003.44	10,000.00	431.70%
Roads & Alleyway	-	9,166.67	(9,166.67)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	11,119.00	137,500.00	(126,381.00)	150,000.00	7.41%
Operating Supplies - Fuel, Oil, etc.	5,062.58	7,333.33	(2,270.75)	8,000.00	63.28%
Transfer to Reserve	280,000.00	256,666.67	23,333.33	280,000.00	100.00%
Capital Outlay - Vehicles	-	13,750.00	(13,750.00)	15,000.00	0.00%
Miscellaneous / Contingency	29,694.05	45,833.33	(16,139.28)	50,000.00	59.39%
Total General Expenses	\$ 514,078.09	\$ 594,000.00	\$ (79,921.91)	\$ 648,000.00	79.33%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 27,225.00	\$ (21,736.00)	\$ 29,700.00	18.48%
Public Officials' Liability Insurance	4,431.00	-	4,431.00	-	0.00%
Property & Casualty Insurance	16,791.00	-	16,791.00	-	0.00%
Auto Liability & Physical Damage	1,110.00	-	1,110.00	-	0.00%
Total Insurance Expenses	\$ 27,821.00	\$ 27,225.00	\$ 596.00	\$ 29,700.00	93.67%
Total Expenditures	\$ 2,664,885.86	\$ -	\$ 71,955.78	\$ 2,828,651.00	94.21%
Income (Loss) from Operations	\$ 196,978.66	\$ -	\$ 196,978.66	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 99,791.84	\$ -	\$ 99,791.84	\$ -	
Total Other Income (Expense)	\$ 99,791.84	\$ -	\$ 99,791.84	\$ -	
Net Income (Loss)	\$ 296,770.50	\$ -	\$ 296,770.50	\$ -	

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
OUC	9899239921	5CR94075/ SCM11458	6917 BEAR GRASS RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$	274.03
OUC	9899239921	5CR94331/ SCM11507	3300 BLOCK EVEN SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.79	\$ 25.05	\$ 24.91	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 25.05	\$ 274.19
OUC	9899239921	5CM10666	6900 BLOCK ODD FIVE OAKS DR	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$	267.49
OUC	9899239921	5CR94088/ SCM11509	3200 BLOCK ODD SCHOOL HOUSE RD	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05	\$ 24.91	\$ 24.91	\$ 25.05	\$ 25.05	\$ 24.91	\$ 25.05	\$	274.71
OUC	9899239921	5CR96198/ SCM11270	3319 BRACKEN FERN DR	\$ 25.30	\$ 25.56	\$ 25.56	\$ 25.81	\$ 25.81	\$ 25.56	\$ 25.69	\$ 25.69	\$ 25.81	\$ 25.69	\$ 25.69	\$	282.17
OUC	9899239921	5CR94288/ SCM11269	3338 BRACKEN FERN DR	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$	267.10
OUC	9899239921	5CR95104/ SCM11268	7014 BUTTON BUSH LP	\$ 25.30	\$ 25.56	\$ 25.30	\$ 25.56	\$ 25.44	\$ 25.44	\$ 25.30	\$ 25.44	\$ 25.44	\$ 24.79	\$ 24.40	\$	277.97
OUC	9899239921	5CR94329/ SCM11460	7034 BUTTON BUSH LP	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.52	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$ 24.66	\$	271.12
OUC	9899239921	5CR98446/ SCM11267	3340 CAT BRIER TRL PETPK	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 24.91	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$ 25.05	\$	275.13
OUC	9899239921	6CD24560	34001 FEATHERGRASS CT	\$ 25.30	\$ 25.44	\$ 25.30	\$ 25.30	\$ 25.30	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$	272.26
OUC	9899239921	1ZR15702	7255 FIVE OAKS DRIVE SWIM	\$ 1,661.54	\$ 1,612.99	\$ 521.15	\$ 2,164.85	\$ 2,432.31	\$ 1,696.78	\$ 1,399.14	\$ 1,421.38	\$ 1,481.55	\$ 754.27	\$ 710.16	\$	15,856.12
OUC	9899239921	5XD08429	7350 FIVE OAKS DR(new meter 08/20/19)	\$ 54.30	\$ 86.06	\$ 60.77	\$ 62.23	\$ 64.74	\$ 107.23	\$ 174.45	\$ 190.04	\$ 201.64	\$ 190.92	\$ 197.84	\$	1,390.22
OUC	9899239921	5ZR21669	7600 FIVE OAKS DR IRG	\$ 33.06	\$ 34.35	\$ 32.67	\$ 33.70	\$ 33.96	\$ 32.67	\$ 33.31	\$ 33.45	\$ 33.84	\$ 33.45	\$ 33.84	\$	368.30
OUC	9899239921	6CD46493	75501 Five Oaks Dr	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$	267.75
OUC	9899239921	5CR88761/ SCM11415	7124 HARMONY SQ DRIVE S POOL	\$ 470.99	\$ 510.28	\$ 419.29	\$ 140.21	\$ 570.64	\$ 249.57	\$ 463.22	\$ 498.78	\$ 545.84	\$ 524.38	\$ 560.31	\$	4,953.51
OUC	9899239921	5CD97805	6900 E IRLO BRONSON MEMORIAL HWY ODD	\$ 24.40	\$ 33.84	\$ 68.60	\$ 60.58	\$ 35.00	\$ 32.92	\$ 33.06	\$ 32.67	\$ 32.92	\$ 32.53	\$ 33.19	\$	419.71
OUC	9899239921	5ZR12555	7000 E IRLO BRONSON MEM. HWY UPL	\$ 55.41	\$ 59.68	\$ 54.38	\$ 57.88	\$ 58.91	\$ 54.38	\$ 56.58	\$ 56.46	\$ 58.39	\$ 56.46	\$ 58.52	\$	627.05
OUC	9899239921	5CM11116	7252 E. IRLO BRONSON MEM. HWY PK	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 25.05	\$ 24.79	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$ 24.91	\$	274.05
OUC	9899239921	5CD97826	7255 E. IRLO BRONSON MEM. HWY ENTL	\$ 94.84	\$ 105.05	\$ 79.72	\$ 71.32	\$ 70.68	\$ 63.05	\$ 64.08	\$ 61.11	\$ 58.52	\$ 36.68	\$ 35.25	\$	740.30
OUC	9899239921	5CM11118	7255 E. IRLO BRONSON MEM. HWY TCTR	\$ 26.07	\$ 27.24	\$ 26.59	\$ 31.90	\$ 27.63	\$ 25.81	\$ 26.33	\$ 25.94	\$ 26.07	\$ 26.07	\$ 26.59	\$	296.24
OUC	9899239921	5CR95090	3300 POND PINE RD	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.27	\$ 24.27	\$	267.10
OUC	9899239921	5CR98422/ SCM11508	3306 PRIMROSE WILLOW DR	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.40	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$ 24.27	\$ 24.40	\$	267.88
OUC	9899239921	5CR97294/ SCM11459	3317 PRIMROSE WILLOW DR	\$ 25.56	\$ 26.07	\$ 26.20	\$ 26.59	\$ 26.59	\$ 26.33	\$ 26.33	\$ 26.46	\$ 26.59	\$ 26.20	\$ 25.69	\$	288.61
OUC	9899239921	5CR94090/ SCM11456	3300 SCHOOL HOUSE RD E1	\$ 213.76	\$ 176.92	\$ 27.11	\$ 197.22	\$ 245.17	\$ 220.74	\$ 227.72	\$ 225.79	\$ 278.52	\$ 163.48	\$ 244.39	\$	2,220.82
OUC	9899239921	5CR94089/ SCM11457	3300 SCHOOL HOUSE RD E2	\$ 30.60	\$ 30.99	\$ 29.83	\$ 30.99	\$ 31.90	\$ 90.83	\$ 30.21	\$ 30.73	\$ 30.99	\$ 30.99	\$ 31.76	\$	399.82
OUC	9899239921	5CR94091/ SCM11455	3300 SCHOOL HOUSE RD E3	\$ 39.13	\$ 43.14	\$ 39.52	\$ 39.38	\$ 47.92	\$ 50.89	\$ 37.58	\$ 38.74	\$ 44.05	\$ 40.94	\$ 41.08	\$	462.37
OUC	9899239921	MAINTENANCE	Neighborhood 01/O CRISPIN CIR	\$ 293.13	\$ 307.56	\$ 289.52	\$ 305.84	\$ 309.45	\$ 295.02	\$ 302.23	\$ 302.23	\$ 309.45	\$ 302.23	\$ 309.45	\$	3,326.11
OUC	9899239921	MAINTENANCE	Neighborhood I/O CRISPIN CIR	\$ 491.87	\$ 516.79	\$ 485.64	\$ 513.83	\$ 520.07	\$ 495.14	\$ 507.60	\$ 507.60	\$ 520.07	\$ 507.60	\$ 520.07	\$	5,586.28
OUC	9899239921	MAINTENANCE	Neighborhood I/O CRISPIN CIR	\$ 719.50	\$ 754.91	\$ 710.64	\$ 750.70	\$ 759.56	\$ 724.14	\$ 741.84	\$ 741.84	\$ 759.56	\$ 741.84	\$ 759.56	\$	8,164.09
OUC	9899239921	MAINTENANCE	Neighborhood H2/O CRISPIN CIR	\$ 255.91	\$ 269.95	\$ 252.41	\$ 267.42	\$ 270.94	\$ 256.91	\$ 263.91	\$ 263.91	\$ 270.94	\$ 263.91	\$ 270.94	\$	2,907.15
OUC	9899239921	MAINTENANCE	Harmony Track K/O OXBOW CT	\$ 500.48	\$ 514.87	\$ 496.88	\$ 519.77	\$ 523.37	\$ 508.97	\$ 516.18	\$ 516.18	\$ 523.37	\$ 516.18	\$ 523.37	\$	5,659.62
OUC	9899239921	MAINTENANCE	North Lakes of Harmony/O FIVE OAKS DR	\$ 133.70	\$ 136.27	\$ 133.08	\$ 138.42	\$ 139.04	\$ 136.51	\$ 137.76	\$ 137.76	\$ 139.04	\$ 137.76	\$ 1,523.22	\$	2,892.56
OUC	9899239921	MAINTENANCE	Phase 2 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 573.25	\$ 597.93	\$ 567.08	\$ 597.14	\$ 603.31	\$ 578.63	\$ 590.97	\$ 590.97	\$ 603.31	\$ 590.97	\$ 603.31	\$	6,496.87
OUC	9899239921	MAINTENANCE	Phase D1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 208.45	\$ 217.42	\$ 206.21	\$ 217.14	\$ 219.39	\$ 210.41	\$ 214.90	\$ 214.90	\$ 219.39	\$ 214.90	\$ 219.39	\$	2,362.50
OUC	9899239921	MAINTENANCE	Neighborhood G/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 938.05	\$ 978.43	\$ 927.95	\$ 977.14	\$ 987.23	\$ 946.85	\$ 967.04	\$ 967.04	\$ 987.23	\$ 967.04	\$ 987.23	\$	10,631.23
OUC	9899239921	MAINTENANCE	Neighborhood H1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 386.74	\$ 402.89	\$ 382.71	\$ 403.10	\$ 407.13	\$ 390.99	\$ 399.06	\$ 399.06	\$ 407.13	\$ 399.06	\$ 407.13	\$	4,385.00
OUC	9899239921	MAINTENANCE	Phase A-1/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 646.21	\$ 674.02	\$ 639.25	\$ 673.14	\$ 680.09	\$ 652.27	\$ 666.18	\$ 666.18	\$ 680.09	\$ 666.18	\$ 680.09	\$	7,323.70
OUC	9899239921	MAINTENANCE	Town Center/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 364.79	\$ 380.50	\$ 360.87	\$ 380.00	\$ 383.93	\$ 368.22	\$ 376.08	\$ 376.08	\$ 383.93	\$ 376.08	\$ 383.93	\$	4,134.41
OUC	9899239921	MAINTENANCE	Phase 3 Roadway/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 865.09	\$ 902.33	\$ 855.77	\$ 901.14	\$ 910.45	\$ 873.20	\$ 891.83	\$ 891.83	\$ 910.45	\$ 891.83	\$ 910.45	\$	9,804.37
OUC	9899239921	MAINTENANCE	Original 243/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 2,532.73	\$ 2,641.75	\$ 2,505.48	\$ 2,638.27	\$ 2,665.53	\$ 2,556.51	\$ 2,611.01	\$ 2,611.01	\$ 2,665.53	\$ 2,611.01	\$ 2,665.53	\$	28,704.36
OUC	9899239921	MAINTENANCE	Neighborhood D2 & E/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 792.12	\$ 826.23	\$ 783.60	\$ 825.14	\$ 833.67	\$ 799.56	\$ 816.62	\$ 816.62	\$ 833.67	\$ 816.62	\$ 833.67	\$	8,977.52
OUC	9899239921	MAINTENANCE	Phase C2/7255 E IRLO BRONSON MEMORIAL HWY VL	\$ 657.18	\$ 691.48	\$ 648.65	\$ 686.30	\$ 694.87	\$ 660.62	\$ 677.72	\$ 677.72	\$ 694.87	\$ 677.72	\$ 694.87	\$	7,462.00
OUC	9899239921	MAINTENANCE	Neighborhood F/O SCHOOLHOUSE RD	\$ 261.93	\$ 272.06	\$ 259.40	\$ 272.50	\$ 275.02	\$ 264.90	\$ 269.96	\$ 269.96	\$ 275.02	\$ 269.96	\$ 275.02	\$	2,965.73
	001-053-1000-43-01		Subtotal METERS	\$ 3,076.25	\$ 3,094.56	\$ 1,732.45	\$ 3,264.62	\$ 3,993.10	\$ 2,996.92	\$ 2,918.10	\$ 2,988.18	\$ 3,165.54	\$ 2,261.95	\$ 2,344.35	\$ -	\$ 31,836.02
	001-054-1000-43-02		Subtotal MAINTENANCE	\$ 10,621.13	\$ 11,085.39	\$ 10,505.14	\$ 11,066.99	\$ 11,183.05	\$ 10,718.85	\$ 10,950.89	\$ 10,950.89	\$ 11,183.05	\$ 10,950.89	\$ 12,567.23	\$ -	\$ 121,783.50
			TOTAL OUC	\$ 13,697.38	\$ 14,179.95	\$ 12,237.59	\$ 14,331.61	\$ 15,176.15	\$ 13,715.77	\$ 13,868.99	\$ 13,939.07	\$ 14,348.59	\$ 13,212.84	\$ 14,911.58	\$ -	\$ 153,619.52
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	\$ 133.98	\$ (3.98)	\$ 126.02	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 1,426.02
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 1,440.00
			TOTAL SPECTRUM	\$ 253.98	\$ 116.02	\$ 246.02	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 2,866.02
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	\$ 82.14	\$ 129.68	\$ 93.97	\$ 118.26	\$ 47.43	\$ 76.07	\$ 112.55	\$ 93.97	\$ 101.13	\$ 93.97	\$ 112.55	\$	1,061.72
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94	\$ 16.94	\$ 13.36	\$ 13.30	\$ 16.94	\$ 13.36	\$ 16.94	\$ 13.36	\$ 16.94	\$	157.91
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	\$ 108.32	\$ 203.91	\$ 187.78	\$ 820.08	\$ 278.28	\$ 152.52	\$ 493.28	\$ 467.48	\$ 527.68	\$ 11.63	\$ 11.63	\$	4,952.69
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 93.87	\$ 93.97	\$ 43.85	\$ 11.63	\$ 76.07	\$ 93.97	\$ 76.07	\$ 86.81	\$ 86.81	\$	729.08
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	\$ 53.97	\$ 163.94	\$ 163.94	\$ 83.23	\$ 47.43	\$ 72.49	\$ 61.75	\$ 51.01	\$ 76.07	\$ 118.26	\$ 198.20	\$	1,090.29
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	\$ 87.77	\$ 112.55	\$ 90.39	\$ 118.26	\$ 93.97	\$ 93.97	\$ 112.55	\$ 106.84	\$ 90.39	\$ 97.55	\$ 97.55	\$	1,101.79
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	\$ 108.32	\$ 238.17	\$ 169.65	\$ 221.04	\$ 203.91	\$ 175.36	\$ 221.04	\$ 169.65	\$ 186.78	\$ 141.10	\$ 203.91	\$	2,038.93
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	\$ 393.92	\$ 725.64	\$ 505.08	\$ 110.97	\$ 911.80	\$ 2,584.22	\$ 2,710.73	\$ 2,667.73	\$ 1,366.24	\$ 41.86	\$ 2,994.53	\$	15,012.72
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	\$ 2,766.55	\$ 3,428.15	\$ 2,903.55	\$ 3,393.75	\$ 1,529.30	\$ 2,860.55	\$ 2,972.35	\$ 2,550.95	\$ 2,6				

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total	
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	\$ 27.57	\$ 28.49	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$ 31.62	\$	340.64	
Toho Water	001525420-000855740	68934780	0 SCHOOLHOUSE & CUPSEED ROAD	\$ 2,148.21	\$ 1,301.78	\$ 31.62	\$ 768.58	\$ 897.58	\$ 35.20	\$ 2,651.98	\$ 2,574.58	\$ 1,757.58	\$ 31.62	\$ 78.16	\$	12,276.89	
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	\$ 1,742.81	\$ 1,886.06	\$ 1,742.86	\$ 1,964.82	\$ 1,825.20	\$ 1,775.08	\$ 2,333.56	\$ 1,832.36	\$ 1,903.96	\$ 1,878.90	\$ 2,007.78	\$	20,893.39	
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	\$ 713.04	\$ 1,301.76	\$ 896.35	\$ 1,364.57	\$ 421.84	\$ 31.62	\$ 902.06	\$ 1,187.56	\$ 1,164.72	\$ 518.50	\$ 672.44	\$	9,174.46	
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	\$ 1,184.29	\$ 1,281.73	\$ 1,081.88	\$ 1,213.21	\$ 407.52	\$ 31.62	\$ 996.23	\$ 933.42	\$ 1,013.36	\$ 956.26	\$ 1,441.61	\$	10,541.13	
Toho Water	001525420-000944380	72940814 / 21072585	7124 S HARMONY SQUARE DRIVE POOLCBNA	\$ 502.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.33	\$ 89.53	\$	844.56	
Toho Water	001525420-000948250	61099658	7300 FIVE OAKS DRIVE RCLM	\$ 1,313.74	\$ 1,366.42	\$ 1,994.52	\$ 4,967.18	\$ 1,897.45	\$ 2,394.22	\$ 4,382.38	\$ 3,324.58	\$ 1,349.29	\$ 4,356.58	\$ 4,932.78	\$	32,279.14	
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	\$ 6,122.42	\$ 6,021.10	\$ 71.00	\$ 96.06	\$ 96.06	\$ 2,151.10	\$ 2,434.90	\$ 2,606.90	\$ 2,667.10	\$ 3,587.30	\$ 2,237.10	\$	28,091.04	
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	\$ 27.57	\$ 74.58	\$ 35.20	\$ 35.20	\$ 35.20	\$ 35.20	\$ 31.62	\$ 1,715.33	\$ 3,203.13	\$ 2,712.93	\$ 3,022.53	\$	10,928.49	
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	\$ 27.57	\$ 1,904.84	\$ 378.88	\$ 754.78	\$ 171.24	\$ 493.44	\$ 450.48	\$ 461.22	\$ 525.66	\$ 486.28	\$ 439.74	\$	6,094.13	
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	\$ -	\$ -	\$ 565.04	\$ 192.72	\$ (270.42)	\$ 115.62	\$ 371.72	\$ 378.88	\$ 325.18	\$ 1,409.56	\$ 816.51	\$	3,904.81	
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	\$ 27.57	\$ 92.48	\$ 207.04	\$ 214.20	\$ 203.46	\$ 192.72	\$ 181.98	\$ 260.74	\$ 579.36	\$ 579.36	\$ 661.70	\$ 618.74	\$	3,819.35
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	\$ 27.57	\$ 1,230.62	\$ 1,841.22	\$ 1,901.42	\$ 1,634.82	\$ 1,437.02	\$ 1,772.42	\$ 1,411.22	\$ 1,402.62	\$ 1,290.82	\$ 1,652.02	\$	15,601.77	
TOTAL TOHO WATER				\$ 25,734.23	\$ 29,236.07	\$ 23,252.63	\$ 30,021.95	\$ 16,919.74	\$ 24,230.98	\$ 32,648.63	\$ 32,967.40	\$ 31,022.00	\$ 32,636.53	\$ 36,362.57	\$ 618.74	\$ 315,651.47	
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	\$ 477.70	\$ 477.70	\$ 496.80	\$ 496.80	\$ 496.80	\$ 550.90	\$	4,856.34	
TOTAL WASTE CONNECTIONS				\$ 426.54	\$ 51.16	\$ 426.54	\$ 477.70	\$ 477.70	\$ 477.70	\$ 477.70	\$ 496.80	\$ 496.80	\$ 496.80	\$ 550.90	\$ -	\$ 4,856.34	
Updated by MM: 9/10/2026 8:41 AM																\$ -	

Harmony Community Development District

Board of Supervisors — Financial Summary Report

Fiscal Year 2026 | Through August 31, 2026 (11 of 12 months complete)

DISTRICT SNAPSHOT

\$2,436,503 Cash on Hand General Fund (checking + reserve)	\$2,861,865 Revenue Collected 101% of annual budget	\$296,771 Net Income After all expenses + interest	\$2,664,886 Total Expenditures 94% of annual budget spent
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The district's fiscal year runs October 1, 2025 – September 30, 2026. With one month remaining, revenues have fully met the annual budget and the district is carrying a positive net income position, supported in part by \$99,792 in unbudgeted interest income earned on reserve fund balances.

BUDGET VS. ACTUAL — GENERAL FUND EXPENDITURES

Category	YTD Actual	Annual Budget	Variance	% Spent
Administrative Expenses	\$327,433	\$327,177	+\$256	100%
Field Management	\$337,263	\$331,035	+\$6,228	102%
Security	\$8,757	\$36,000	-\$27,243	24%
Utilities	\$424,766	\$442,000	+\$19,599	96%
Landscaping & Irrigation	\$1,024,768	\$1,014,739	+\$10,029	101%
General Expenses	\$514,078	\$648,000	-\$79,922	79%
Insurance	\$27,821	\$29,700	-\$596	94%
TOTAL EXPENDITURES	\$2,664,886	\$2,828,651	-\$163,765	94%

Percentages over 92% with one month remaining may require board attention or budget amendment. Items in orange are over their annual adopted budget.

ITEMS REQUIRING BOARD ATTENTION

⚠ Overspending

- Engineering at 140% of budget (\$104,902 spent vs. \$75,000 budgeted). With one month left in the fiscal year.
- Water/Sewer at 124% of budget (\$279,509 vs. \$225,000 budgeted). Likely driven by irrigation demands.
- Invasive Plant Maintenance at 166% of budget (\$83,168 vs. \$50,000 budgeted). Additional treatments required beyond original scope.
- Repair & Maintenance – Equipment at 432% of budget (\$43,170 vs. \$10,000 budgeted).
- Refuse Removal at 133% of budget (\$5,334 vs. \$4,000 budgeted).

📋 Unbudgeted expenditures

- Pond Maintenance — \$43,200 - new contract started in 2026.
- Pool Furniture — \$21,586 charged outside of budget.
- Landscaping Improvements — \$24,210 was not budgeted for.
- Website Maintenance — \$4,140 was not budgeted for.

↓ Significantly under budget — explanation may be warranted

- Security at only 24% of budget (\$8,757 of \$36,000).
- Sidewalk Panel Repair & Replacements at 7% of budget (\$11,119 of \$150,000). First payment was issued in September for over \$160,000.00

POSITIVE FINANCIAL HIGHLIGHTS

- Assessments collected exceed budget — 100.2% of the annual levy received (\$2,952,780 vs. \$2,946,511 budgeted).
- Interest income of \$99,792 from reserve funds — this was not budgeted and represents unplanned additional revenue for the district.
- District Counsel under budget at 77% (\$57,570 of \$75,000) several invoices were paid in September.
- General reserve account holds \$1,905,960 — a healthy balance for unforeseen future expenditures.
- Net assets across all funds grew by \$717,883 this fiscal year.
- Both bond debt service payments (2014 and 2015 bonds) are current with adequate reserves on hand.

UTILITY SPENDING SUMMARY (YEAR-TO-DATE)

Utility	YTD Actual	Annual Budget	Remaining	% Used
OUC (Electric)	\$28,624	\$43,000	\$14,376	67%
Water / Sewer (Toho Water)	\$279,509	\$225,000	(\$54,509)	124%
Streetlights (OUC)	\$111,298	\$160,000	\$48,702	70%
Refuse Removal	\$5,334	\$4,000	(\$1,334)	133%
R&M – Streetlights	\$0	\$10,000	\$10,000	0%

Water/sewer is the largest utility concern, running \$54,509 over budget year-to-date. The Toho Water utility tracker (attached in the full financial report) shows usage across 40+ individual meters.

BOND DEBT SERVICE STATUS

2014 Bond — Principal paid this year \$810,000 Interest paid: \$342,038 · Collection agent: \$22,902	2015 Bond — Principal paid this year \$460,000 Interest paid: \$209,741 · Collection agent: \$9,878
Total bonds outstanding (long-term) \$9,415,000 Remaining balance on both bond series	Funds held for debt service \$2,387,776 Held in restricted reserve & revenue accounts

Both bond series are current. Reserve accounts for each bond are being maintained at required levels. Prepayment activity for the 2015 bond (\$255,851) indicates some property owners have paid off their assessments early, which reduces future revenue but is offset by the corresponding debt reduction.

Glossary of Terms

YTD (Year-to-Date): The cumulative total from the start of the fiscal year (October 1, 2025) through August 31, 2026 — representing 11 of 12 months.

Adopted Budget: The spending plan formally approved by the board at the beginning of the fiscal year.

General Fund: The main operating account that covers day-to-day expenses like landscaping, utilities, management, and administration.

Debt Service Fund: A separate, restricted account used solely to make bond principal and interest payments. Money here cannot be used for operations.

Net Assets: What the district owns (assets) minus what it owes (liabilities). An increase means the district's financial position improved.

Assessment: The annual charge collected from property owners within the CDD to fund operations and bond payments.

Reserve Account: Funds set aside for future large expenses or emergencies, not for everyday spending.

This summary is prepared by PFM Management Services LLC for informational purposes for the Harmony CDD Board of Supervisors. It is based on financial data through August 31, 2026. The complete financial statements, utility tracker, and supporting schedules are contained in the full monthly financial report. This document is intended to supplement, not replace, the full report.



Harmony Community Development District

**Proposals from ULS
(Ratification)**

**ADDITIONAL SERVICES ORDER NO. 246266
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated August 27, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **246266**, dated **August 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Three Hundred Fifty Eight Dollars and Sixty Five Cents (\$1,358.65)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

Lynne Mullins

Secretary/Assistant Secretary

Signed by:

[Signature]

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

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

Signed by:

Blake Firth

Name: Blake Firth

Address: 3501 Quadrangle Blvd., Suite 270

Signed by:

[Signature]

By: Nick Lomasney

Its: Operations manager

Exhibit A: Scope of Additional Services



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 222959

Date	PO#
08/31/26	
Due Date	Terms
9/30/26	Net 30

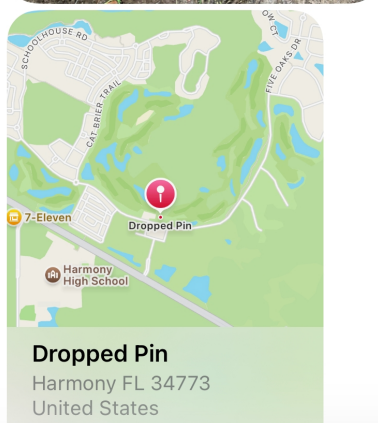
BILL TO
Harmony CDD
PFM Group Consulting 3501 Quadrangle Boulevard suite 270 Orlando, FL 32817

Property Address
Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Item	Amount
------	--------

Job #246266 - 4" mainline repair 8/27/2026

Photos of break and location



Irrigation Repair				\$1,358.65
Labor Repair 2 techs	15.00 Hrs	\$65.00	\$975.00	
4" MainLine parts	1.00 ea	\$383.65	\$383.65	

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$1,358.65
Sales Tax	\$0.00
Total	\$1,358.65
Credits/Payments	(\$0.00)
Balance Due	\$1,358.65

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ADDITIONAL SERVICES ORDER NO. 247760
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated August 31, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **247760**, dated **August 31, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Thousand Eighty Two Dollars and Thirty Eight Cents (\$3,082.38)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

24EC01824C224B8...
Secretary/Assistant Secretary

Signed by:

00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

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

Signed by:

4E0CEE4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270


By: Nick Lomasney
Its: Area Operations Manager

Exhibit A: Scope of Additional Services



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 222961

Date	PO#
08/31/26	
Due Date	Terms
9/30/26	Net 30

BILL TO
Harmony CDD
PFM Group Consulting 3501 Quadrangle Boulevard suite 270 Orlando, FL 32817

Property Address
Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Item	Amount
------	--------

Job #247760 - 2" Valve Replacement 8/31/2026

2" Valve Replacements located on clocks 5,6,7, & 8

Irrigation Repair				\$2,992.60
Valve - In-operative/Replaced (2" PEB)	5.00 ea	\$598.52	\$2,992.60	

Job Fuel Surcharge **\$89.78**

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,082.38
Sales Tax	\$0.00
Total	\$3,082.38
Credits/Payments	(\$0.00)
Balance Due	\$3,082.38

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ADDITIONAL SERVICES ORDER NO. 250136
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 8, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **250136**, dated **September 8, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand Two Hundred Ninety Seven Dollars and Twenty Five (\$2,297.25)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

**Proposal #250136**

Date: 9/8/2026

PO #

Stephen Lasenna

Customer:

PFM Group Consulting

Property:Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773**Clock replacement #13 and #15**

2 controllers are not working and need to be replaced. Controller #13 Hunter 15 zones Pro C and # 15 Hunter 22 zones Pro C

Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed**\$2,297.25**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$2,297.25
Wireless Rain Sensor	2.00	ea	\$230.69	\$461.37
4 zone controller installed	2.00	ea	\$475.00	\$950.00
Module 16 sta	1.00	ea	\$396.73	\$396.73
Module 9 sta	1.00	ea	\$324.30	\$324.30
Module 3 sta	2.00	ea	\$82.43	\$164.85
PROJECT TOTAL:				\$2,297.25

Terms & Conditions

By _____

Stephen Lasenna

Date 9/8/2026

United Land Services

By _____

Date _____

Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 250219
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 8, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **250219**, dated **September 8, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Three Hundred Fifty Four Dollars and Twenty Eight (\$1,354.28)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

**Proposal #250219**

Date: 9/8/2026

PO #

Stephen Lasenna

Customer:

PFM Group Consulting

Property:Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773**4" main line leak (Clock #4)**

Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed**\$1,354.28**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$1,354.28
4" PVC Pipe	1.00	ea	\$102.35	\$102.35
4" Knock On	1.00	ea	\$199.50	\$199.50
4"coupling	1.00	ea	\$12.43	\$12.43
Labor - Orlando N Irrigation	16.00	Hr	\$65.00	\$1,040.00
PROJECT TOTAL:				\$1,354.28

Terms & Conditions

By _____
Stephen Lasenna

Date 9/8/2026
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 250254
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 9, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **250254**, dated **September 9, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Nine Hundred Fifty Nine Dollars and Two Cents (\$959.02)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services

**Proposal #250254**

Date: 9/9/2026

PO #

Stephen Lasenna

Customer:

PFM Group Consulting

Property:Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773**2" valve track Track/locate/repair clock 7 zone 15**

Clock 7 zone 15 valve is not coming on. Tracking / Locating and repair / replace.

Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed				\$959.02
Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				\$959.02
Valve - In-operative/Replace (2" PEB)	1.00	ea	\$569.02	\$569.02
Labor - Orlando N Irrigation	6.00	Hr	\$65.00	\$390.00
PROJECT TOTAL:				\$959.02

Terms & Conditions

By _____

Stephen Lasenna

Date 9/9/2026

United Land Services

By _____

Date _____

Harmony CDD



Harmony Community Development District

**Proposals from ULS
(Consideration)**

ULS Work Authorizations

Agenda #	Work Auth #	Description	Amount
1	250984	Tree Removal Behind 7136 Oak Glen Trail	\$1,200.00
	Total:		\$1,200.00

ADDITIONAL SERVICES ORDER NO. 250984
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 13, 2026, authorizes additional work in accordance with the requirements established by that certain *Landscape & Irrigation Maintenance Services Agreement*, dated December 22, 2022, as assigned to Benchmark Landscaping, LLC, which is fully acquired by Contractor, on January 30, 2023 (the “**Agreement**”), by and between:

HARMONY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the “**District**”); and

FLORIDA ULS OPERATING, LLC, (d/b/a “**United Land Services**”) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor’s Proposal No. **250984**, dated **September 13, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the “**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Two Hundred Dollars and Zero Cents (\$1,200.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[Signatures on next page]

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

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a
Delaware limited liability company

Name: _____
Address: _____

By: _____
Its: _____

Exhibit A: Scope of Additional Services



Proposal #250984

Date: 9/13/2026

PO #

Nicholas Lomasney

Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Tree removal behind 7136 Oak Glen Trail



This proposal is for cutting down a dead pine tree behind 7136 oak Glen Trail, details are as follows

Site Prep	\$0.00
-----------	--------

Items	Quantity	Unit	Price/Unit	Price
-------	----------	------	------------	-------

Plant & Sod Install	\$1,200.00
--------------------------------	-------------------

Items	Quantity	Unit	Price/Unit	Price
Landscape Install				\$1,200.00
tree removal	1.00	#1	\$1,200.00	\$1,200.00
PROJECT TOTAL:				\$1,200.00

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for

special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack

of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and

agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____
Nicholas Lomasney

Date 9/13/2026
United Land Services

By _____

Date _____
Harmony CDD



Harmony Community Development District

Fuel Surcharge



Harmony Community Development District

Landscape Items



Harmony Community Development District

**Annual Contract Fee Increase Letter
from Berman**



BERMAN

August 6, 2026

Board of Supervisors
Harmony Community Development District

Re: Annual Contract Increase Effective October 1, 2026

Dear Board Members:

On behalf of Berman Construction LLC, we would like to express our sincere appreciation for the opportunity to continue serving the Harmony Community Development District. We value the strong working relationship we have established with the District, the Board of Supervisors, and District Management, and we remain committed to providing the high level of field management and maintenance services contemplated under our Agreement.

Pursuant to the compensation provisions of our Field Management and Maintenance Services Agreement, we respectfully request implementation of the annual contract pricing adjustment scheduled to become effective October 1, 2026. In accordance with the Agreement, the adjusted annual compensation will be:

- General Manager: \$115,132.50 annually
- Maintenance Technicians/Facilities Staff: \$232,453.70 annually

We respectfully request that the Board acknowledge and approve these contract rates effective October 1, 2026, as provided for in the Agreement.

Thank you for your continued confidence in Berman Construction LLC. We appreciate the opportunity to serve the Harmony Community and look forward to another successful year working together. Please let us know if you require any additional information prior to Board consideration.

Sincerely,

Berman Construction LLC

Samantha Sharenow

Samantha Sharenow
Executive Vice President



Harmony Community Development District

**Additional Sidewalk Proposals
from Baseline**



ESTIMATE

Date
9/15/2026

Customer / Company Name Berman		Requested Start Date
Job Site / Address Harmony - 3339 Primrose Willow drive		
Contact Name Grant Philbeck	Email gphilbeck@bermancorp.com	Phone 689-3480008

#	Description	QTY	Price	Total
1	Rip and replace sidewalk and lead way	176 sqft	22.50	\$ 3,960.00
2				\$ 0.00
3				\$ 0.00
4				\$ 0.00
5				\$ 0.00
6				\$ 0.00
7				\$ 0.00
8				\$ 0.00
9				\$ 0.00
10				\$ 0.00
TOTAL				\$ 3,960.00

Notes

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
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ESTIMATE

Date
9/14/2026

Customer / Company Name Berman		Requested Start Date
Job Site / Address Harmony		
Contact Name Grant Philbeck	Email gphilbeck@bermancorp.com	Phone 689-3480008

#	Description	QTY	Price	Total
1	Rip and replace Ada Ramp at Schoolhouse Rd	70 sqft	22.50	\$ 1,575.00
2				\$ 0.00
3				\$ 0.00
4				\$ 0.00
5				\$ 0.00
6				\$ 0.00
7				\$ 0.00
8				\$ 0.00
9				\$ 0.00
10				\$ 0.00
TOTAL				\$ 1,575.00

Notes

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
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ESTIMATE

Date
9/14/2026

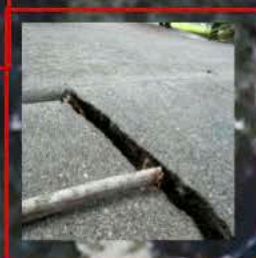
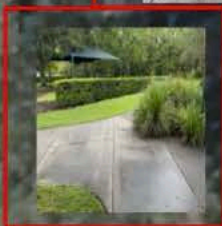
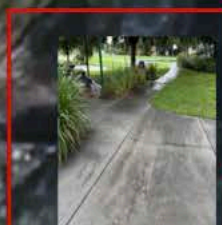
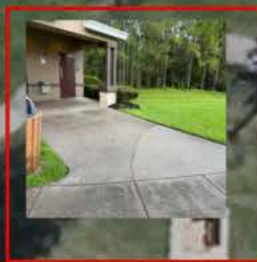
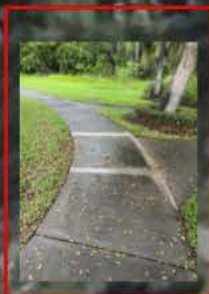
Customer / Company Name Berman		Requested Start Date
Job Site / Address Harmony		
Contact Name Grant Philbeck	Email gphilbeck@bermancorp.com	Phone 689-3480008

#	Description	QTY	Price	Total
1	Rip and replace sidewalk around tree at park area	125 sqft	22.50	\$ 2,812.50
2				\$ 0.00
3				\$ 0.00
4				\$ 0.00
5				\$ 0.00
6				\$ 0.00
7				\$ 0.00
8				\$ 0.00
9				\$ 0.00
10				\$ 0.00
TOTAL				\$ 2,812.50

Notes

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
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SCHOOL

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ESTIMATE

Date
9/14/2026

Customer / Company Name Berman		Requested Start Date
Job Site / Address Harmony		
Contact Name Grant Philbeck	Email gphilbeck@bermancorp.com	Phone 689-3480008

#	Description	QTY	Price	Total
1	Rip and replace sidewalk at Picnic Shelter	225 sqft	22.50	\$ 5,062.50
2				\$ 0.00
3				\$ 0.00
4				\$ 0.00
5				\$ 0.00
6				\$ 0.00
7				\$ 0.00
8				\$ 0.00
9				\$ 0.00
10				\$ 0.00
TOTAL				\$ 5,062.50

Notes

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
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ESTIMATE

Date
9/14/2026

Customer / Company Name Berman		Requested Start Date
Job Site / Address Harmony		
Contact Name Grant Philbeck	Email gphilbeck@bermancorp.com	Phone 689-3480008

#	Description	QTY	Price	Total
1	Rip and replace sidewalk in front restrooms	144 sqft	22.50	\$ 3,240.00
2				\$ 0.00
3				\$ 0.00
4				\$ 0.00
5				\$ 0.00
6				\$ 0.00
7				\$ 0.00
8				\$ 0.00
9				\$ 0.00
10				\$ 0.00
TOTAL				\$ 3,240.00

Notes

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the Customer regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification may be required to confirm quantities, and actual cost may change once field verification is completed. Upon acceptance of this estimate, we will perform only the work listed above; any additional services requested will incur additional charges. Customer agrees to pay all invoices within the agreed terms stated on the invoice(s), unless otherwise agreed upon payment terms in a price agreement. Late payments will accrue interest at the rate of 1.5% per month (18% per annum) and Customer shall be responsible for all expenses (including legal fees) incurred in collecting any unpaid amounts.

Signature as Acceptance	Printed Name	Acceptance Date
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Harmony Community Development District

Pond Pine Road Sidewalk Damage







Harmony Community Development District

East Lakes Pond Drain Clean Up Proposals

Blake Firth

From: Blake Firth
Sent: Wednesday, September 23, 2026 3:58 PM
To: Blake Firth
Subject: FW: Harmony CDD Storm Clean & CCTV

From: Grant Philbeck <gphilbeck@bermancorp.com>
Sent: Wednesday, September 23, 2026 3:45 PM
To: Blake Firth <firthb@pfm.com>
Cc: Lynne Mullins <mullinsl@pfm.com>; Matthew Davenport <mdavenport@bermancorp.com>
Subject: Re: Harmony CDD Storm Clean & CCTV

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

Good afternoon,

Please see attached proposal from Atlantic Pipe Services. Below is their comments on rate.

The clean and cctv is proposed at an hourly rate with a 4-hour minimum. Both trucks are proposed with a full 8 hour day, but you will only be charged the actual time spent onsite over the minimum.

For the plugging the Dredging will only be charged if we need to dredge the dirt out of the pipe to properly install the plug.

Please let me know if you have any questions.

Thank you,

Grant Philbeck

Property Management Associate

Phone: 689.348.0008
www.bermancorp.com



is message in error, please forward it to the sender and delete it completely from your computer system.

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1420 Martin Luther King Jr Blvd
 Sanford, FL 32771
 (407) 792-1360
 info@atlanticpipe.us

FLORIDA'S COMMERCIAL PIPELINE CLEANING, INSPECTION AND REHAB SPECIALIST

PROPOSAL

14929

CUSTOMER: HARMONY COMMUNITY DEVELOPMENT DISTRICT	PHONE: 689.348.0008	DATE: 09/23/2026
STREET: 3501 Quadrangle Blvd	JOB NAME: Atwood Dr Storm Clean & CCTV	
CITY/STATE/ZIP: Orlando, FL, 32817	JOB LOCATION: 3444 Sagebrush St, Harmony, FL, 34773	
ATTN: Grant Philbeck	E-MAIL: gphilbeck@bermancorp.com	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
Seq: Storm				
8.00	Vac Truck Hourly Rate (4 Hour Min)	HRS	295.00	2,360.00
8.00	CCTV Truck Hourly Rate (4 Hour Min)	HRS	265.00	2,120.00
1.00	Storm Licensed Disposal (If Necessary)	EA	650.00	650.00
1.00	Water Meter Acquisition (If Necessary)	EA	350.00	350.00
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	220.00	220.00
1.00	Fuel Recovery - CCTV Truck (Per Mobilization)	EA	145.00	145.00
Seq: Plugging				
2.00	Storm Plug Rental - 15"x30"	WKS	560.00	1,120.00
1.00	Plug Transportation - Drop-Off (Up to 3 Plugs)	EA	195.00	195.00
1.00	Plug Transportation - Pick-Up (Up to 3 Plugs)	EA	195.00	195.00
2.00	Storm Plug Installation - 15"x30"	EA	550.00	1,100.00
2.00	Storm Plug Removal - 15"x30"	EA	550.00	1,100.00
0.00	Dredging for Plug Installation - 3 Hour Min (If Necessary)	HRS	265.00	0.00
TOTAL				9,555.00

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS

PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

Atlantic Pipe Services is committed to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.

We propose to hereby furnish the following:

This proposal includes all labor, material, equipment, and workmanship to perform storm drainage cleaning and inspection at the above referenced project.

Project is quoted at hourly rates and is subject to a 4-hour minimum. Any time spent on site beyond the 4-hour minimum will be billed at the same rate.

- o Downtime outside of APS control will be billed at the applicable hourly rate.
- o Vacuum Truck Hourly Rate: \$295.00/hour
- o CCTV Truck Hourly Rate: \$265.00/hour
- o Flex Hose Extension (required for access to restricted or non-standard structure configurations): \$500.00 per roll.

Owner/contractor is responsible for plugging and dewatering. APS can quote these services separately upon request.

Owner/contractor is responsible for all Maintenance of Traffic (MOT) and lane closure setup. MOT is not included in APS pricing. Owner/contractor is responsible for providing an approved disposal site for all debris. APS pricing does not include disposal fees.

Owner/contractor is responsible for ensuring adequate site access for APS vacuum and CCTV equipment. Any delays resulting from inadequate access will be billed at the applicable hourly rate.

, Atlantic Pipe Services (APS) assures that all dive team personnel are qualified and properly trained, and that reasonable effort is made to install and remove plugs in accordance with manufacturer specifications. Following installation by APS, the client assumes full responsibility for maintaining plug inflation pressure for the duration the plug is in use.

Any damage to APS equipment occurring after the APS diver has departed the project site shall be the responsibility of the client. All costs associated with repair or replacement of damaged equipment will be the burden of the client.

Client is responsible for monitoring water levels and contacting APS in a timely manner to deflate or remove plugs. APS is not liable for property or site damage resulting from overflowing ponds or structures. In the event the client deflates and/or removes an APS plug without authorization, the client will be liable for any resulting damages.

Plugs provided by the client must be inspected by APS prior to installation. Any client-supplied plugs deemed unacceptable for use will not be installed.

- o Dive Truck Hourly Rate: \$265.00/hour

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

CUSTOMER RESPONSIBILITIES

- ☐ Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- ☐ Local Metered Water Source
- ☒ Exposure of structures and access to all work areas without delay
- ☒ Stabilized Access to Work Areas - Two Wheel Drive Accessible
- ☐ Access to secure site for equipment storage
- ☒ Maintenance of Traffic - If Applicable

CUSTOMER RESPONSIBILITIES

Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site

Weekend and Night Work may be subject to increase rates

Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS

Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms

APS Proposals are valid for 30 days from date of submission.

ATLANTIC PIPE SERVICES, LLC

PRINT NAME / TITLE	Liam Flynn, Project Estimator	DATE	9/23/2026
SIGNATURE	<i>Liam Flynn</i>		

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER

PRINT NAME / TITLE		DATE	
SIGNATURE			

ATLANTIC PIPE SERVICES, LLC
STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

DISCLAIMER: APS shall perform any and all repairs (e.g sag removal, rerounding, grouting, sectional CIPP, internal joint seals, mechanical repair sleeves, CIPP, coatings,) services on a best-effort basis and makes no representations or warranties, express or implied, regarding the success or effectiveness of such services. Billing shall be due and payable regardless of the outcome of the sag removal process. APS shall not be held liable or responsible for any damage, deformation, failure, or other adverse effects that may occur to the pipeline as a result of the sag removal attempt. Furthermore, APS shall bear no responsibility or liability for any costs, damages, or liabilities arising from dig-ups, excavations, or other activities outside of APS's control. The client agrees to indemnify, defend, and hold harmless APS, its officers, employees, and subcontractors from and against any and all claims, damages, losses, or expenses (including attorney's fees) arising out of or related to the sag removal work, except to the extent caused by APS's sole gross negligence or willful misconduct.

CUSTOMER RESPONSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a) Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.



West Outfall



Drain



Drain



3269

3261

East outfall



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Blake Firth

From: Grant Philbeck <gphilbeck@bermancorp.com>
Sent: Thursday, September 24, 2026 12:51 PM
To: Lynne Mullins
Cc: Blake Firth; Matthew Davenport
Subject: Fw: Harmony CDD - Storm Drainage Cleaning and Televising Proposal.
Attachments: P54835-v1.pdf

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

Good afternoon,

I just received this proposal. Unsure if this is too late to include during the meeting. The vendor also informed me that the diving aspect quoted would be a subcontractor, hence the higher price. Atlantic pipes did not mention or quote a diving service.

Thank you,

Grant Philbeck

Property Management Associate

Phone: 689.348.0008
www.bermancorp.com



From: Dustin Selvia <d.selvia@shenandoahus.com>
Sent: Thursday, September 24, 2026 12:41 PM
To: Grant Philbeck <gphilbeck@bermancorp.com>
Subject: Harmony CDD - Storm Drainage Cleaning and Televising Proposal.

Good afternoon, Grant

It was a pleasure talking with you the other day. please see the attached proposal above . As you know, my estimator did locate the outfalls to the drainage system. However, we will need divers to install the plugs to dewater the system. If you have any questions or need anything else, please reach out to me at any time.

Thanks again and have a great day.



Dustin Selvia
Branch Manager

📞 772-314-7348
@ d.selvia@shenandoahus.com
🏠 1107 Angle Rd
Fort Pierce, FL Fort Pierce
🌐 www.Shenandoahus.com

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PROPOSAL: P54835-v1

DATE: September 24, 2026

SUBMITTED TO: Berman Corp

ADDRESS: 3501 Quadrangle Boulevard
Orlando, FL 328178

PHONE: (689) 348-0008

EMAIL: gphilbeck@bermancorp.com

WORK SITE: 3444 Sagebrush St. & Atwood Dr., Orlando, FL

ATTENTION: Grant Philbeck

JOB NAME: Harmony CDD - Storm Drainage

Shenandoah appreciates the opportunity to work together in identifying the most cost effective solution for the projects unique needs. Based on our evaluation and understanding of the project requirements, we propose the following scope of work.

SCOPE OF WORK

Plug with Divers, Dewater system, Clean and remove debris and televise approximately 320' of 24" RCP

Jet-Vac Equipment	(at \$3,000.00 Per Day)	2 day(s)	\$6,000.00
Video Equipment (CCTV Truck)	(at \$2,850.00 Per Day)	2 day(s)	\$5,700.00
Disposal Fee (Includes travel)	(at \$750.00 Per Truck Load)	2 truck load(s)	\$1,500.00
Airbags & Plugs 19"-30" (Plug, install, remove)	(at \$225.00 Per Day)	4	\$900.00
Pump 4"	(at \$200.00 Per Day)	2 day(s)	\$400.00
Dive Crew- Certified	(at \$595.00 Per Hour)	10 hour(s)	\$5,950.00
Fuel Recovery Fee 10%	(at \$2,045.00 Estimated)	1 Estimated	\$2,045.00

ESTIMATED BASE SERVICE TOTAL:

\$22,495.00

Note: One-way travel time applies to all hourly vehicles, with a four-hour minimum charge. We will remove loose debris from structures and pipes (except hazardous waste). If we find contaminated liquids or soils (like oil or fuel), the customer must get them tested and approved for disposal, and extra costs will apply. We are not responsible for any issues caused by pre-existing conditions, original installation, or design.

Payment: This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days. (If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

Materials and Workmanship: All materials will meet the specified standards and all workmanship will conform to normal industry practices.

Estimate and Conditions: The price is based on current conditions at the job site. Our crew reserves the right to stop work or leave the job site whenever safety conditions may be at risk. Additional charges may apply for any such delays.

Exclusions: Engineering, permits, testing, and bonds are excluded unless specifically noted.

Insurance: The owner is responsible for insuring any existing structures, and all materials and work in place against the risk of fire or other hazards until completion and acceptance of the project.

Waiver of Claims: Both parties waive all tort claims against each other and will look exclusively to insurance for covered risks.

Surcharges and Fees: An Environmental Surcharge of \$40.00 per day will be applied to each day of service performed to cover all state and local regulations. A 10% Fuel Recovery Fee will be assessed on each invoice for services performed.

Travel Time and Cancellations: Same-day job cancellations may incur a cancellation fee. Travel time to and from the job site is billed at applicable rates.

SUBMITTED BY

Dustin Selvia

(772) 314-7348 · d.selvia@shenandoahus.com

TITLE

Estimator

DATE09/24/2026

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____**DATE:** _____**COMPANY NAME:** _____**REPRESENTATIVE:** _____**TITLE:** _____**AP CONTACT:** _____**AP PHONE #:** _____**AP EMAIL:** _____

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Corporate remittance address: 951 W Yamato Road #220, Boca Raton, FL 33431 · (954) 975-0098 · www.shenandoahus.com



Harmony Community Development District

Bass Boat Damage

Blake Firth

From: Grant Philbeck <gphilbeck@bermancorp.com>
Sent: Wednesday, September 16, 2026 4:09 PM
To: Dan Leet; Brittany Coronel; Lucas Chokanis; Julie Nichols Williams; boardmember2@harmonycdd.org
Cc: Lynne Mullins; Blake Firth; Matthew Davenport
Subject: Incident Report and Replacement Options – 18-Foot Electric Bass Boat
Attachments: 18 Foot Bass Boat Damage.pdf

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

Dear CDD Board of Supervisors,

During the weekly boat inspection on the morning of September 15, staff discovered severe damage to the sidewall of the following vessel:

Lowe Roughneck 18-foot welded jon boat with two trolling motors
Model/identification number: R1860VT

The Berman Property Management fleet mechanic subsequently inspected the boat while onsite to repair the Polaris vehicle on 9/16. Based on his professional assessment, the hull is damaged beyond practical repair, and replacing the boat would be more cost-effective than completing a full hull repair.

The dock was equipped with proper edging and bumpers. Based on the available evidence, we believe the damage resulted from a failure of the clip securing the boat to the dock. This likely allowed the boat to swing excessively during a storm and repeatedly strike the dock, causing the hull damage.

The boat must be retired from the fleet immediately and should not be operated. It does not appear to be in immediate danger of sinking while secured at the dock because the exposed cavity connects toward the rear of the vessel, where an automatic bilge pump is continuously removing water. However, the boat is unsafe for use. If someone were to lean over the damaged side and shift the vessel's weight, water could enter the cavity faster than the pump could remove it, potentially causing the boat to sink in an unsafe location.

An insurance claim is being filed regarding the loss. A further update will be provided to the Board once additional information regarding the claim and potential coverage becomes available.

The closest comparable new replacement identified is the [TRACKER GRIZZLY 1860 Utility welded jon boat](#), currently listed at \$8,395. If the Board is open to purchasing a used replacement hull, I can also attempt to locate a suitable option. Several listings that are similar, although not exact matches, have been identified in the \$1,000 to \$2,000 range.

The existing trolling motors and batteries remain fully operational and can be transferred to the replacement hull, providing considerable savings compared with purchasing a complete new boat setup.

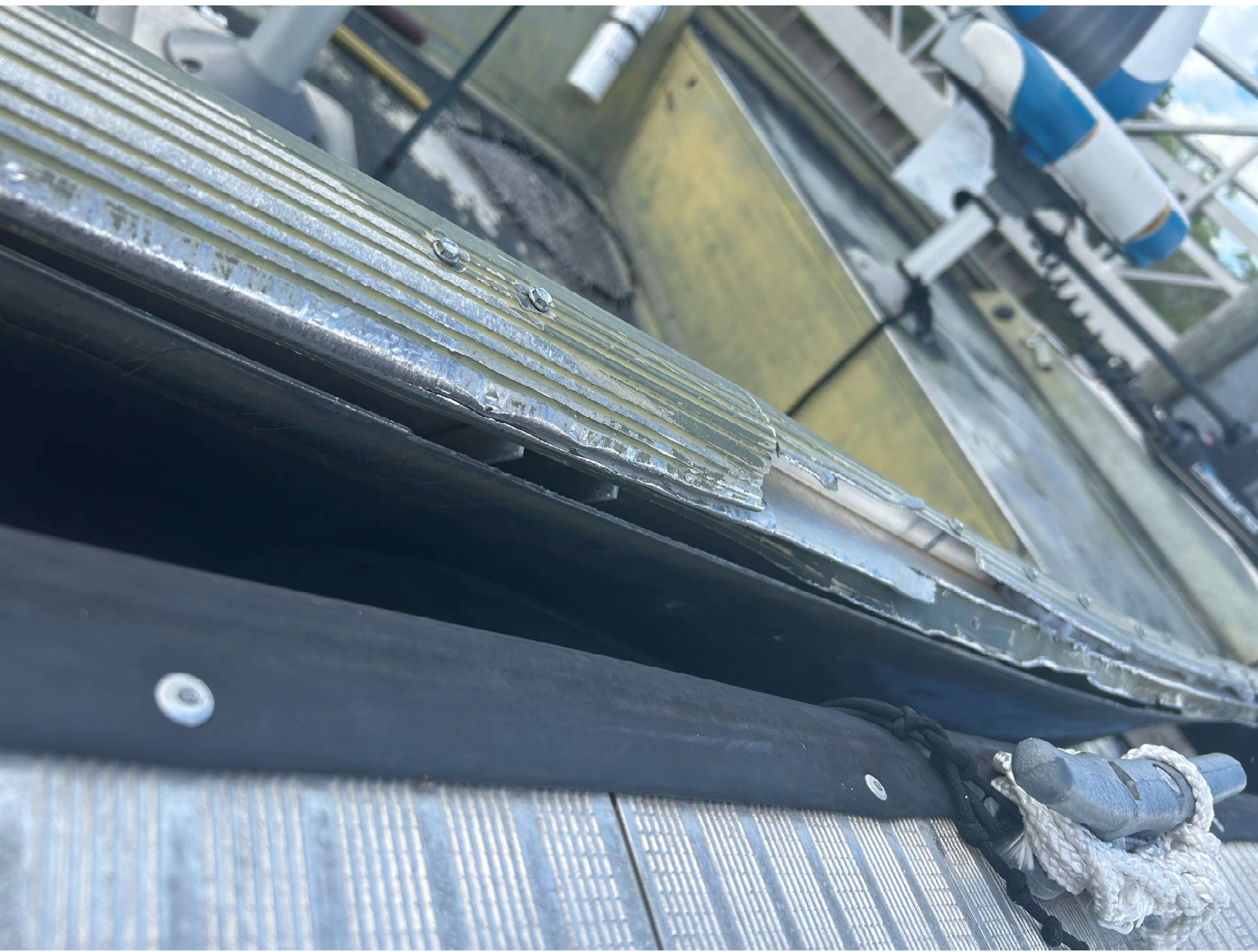
Please advise whether the Board would prefer that we pursue the comparable new replacement or investigate suitable used hulls for consideration. We are also reviewing the docking hardware and securing method to help prevent a similar incident from occurring in the future.

Thank you,

















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Blake Firth

From: Grant Philbeck <gphilbeck@bermancorp.com>
Sent: Wednesday, September 23, 2026 3:59 PM
To: Blake Firth
Cc: Lynne Mullins; Matthew Davenport
Subject: Bass Boat Option Pricing

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

Good afternoon,

I had a call with Bass Pro Shop today regarding pricing of an equivalent new boat hull. The attached link and picture are from the tracker website, of which Bass Pro Shop is the closest authorized dealer. Bass Pro Shop quoted a new hull (no motor or chairs) as \$9920 for a 2027. Please note that this link is to a 2026, and the boat

priced is a 2027. 

The main goal of this boat was to find something the same size, of which this is within a foot but slightly larger, that can also attach the front and back trolling motor to the bow. I spoke with the service department of Bass Pro Shop and this boat routinely has front trolling motors installed, which finding one that has the bow space for this motor has been rather difficult to find during my search.

Unfortunately, this is the first vendor to respond in time for the meeting, and my goal was to provide some sort of precursory reference information to begin this process while we await insurance.

[GRIZZLY 1860 Utility - TRACKER We lded Jon Boat](#)

REQUEST INFO (/CONTACT/REQUEST-INFORMATION.HTML)

FIND A DEALER (/DEALERS.HTML)

SHOP MODEL YEAR-END CLEARANCE (/SPECIAL-OFFERS.HTML)

GRIZZLY 1860 UTILITY

2026 Model (/jon/grizzly-1860-utility.html) 2025 Model (/jon/previous/2025-grizzly-1860-utility.html)

Home (/) / Jon (/jon.html)

Photos may show optional equipment.



2026
GRIZZLY® 1860 UTILITY

View Price w/ Prep & Freight: [Select Dealer](#)

NO HAGGLE NO HASSLE® National Price \$8,395 USD

FIND A DEALER (/DEALERS.HTML)

BUILD YOUR OWN
(/JON/GRIZZLY-1860-UTILITY.BUILD.HTML)

OVERVIEW

The TRACKER® GRIZZLY® 1860 UTILITY aluminum jon boat is large enough and stable enough for fishing, waterfowl hunting, bowfishing or utility work (this boat has the capacity to carry a lot of whatever you need it to). At 18' 1" and 7' wide, you can transport deer feeders, coolers and more—with the stable assurance only a big boat can provide.

As with all GRIZZLY UTILITY boats, the 1860 has a thick .100 aluminum cockpit floor and a big front deck—both with the SURE TREAD™ coating. The 7° deadrise Mod V hull provides a smooth, dry ride, and it's finished with our exclusive Forest Green powdercoat. And like all TRACKER boats, it's backed by the TRACKER PROMISE—the best factory warranty in aluminum boats.

SPECIFICATIONS

Standard Metric			
Length	18' 1"	Transom Height	22"
Beam	7'	Deadrise	7 degrees
Bottom Width	5'	Hull Material	0.100 5052 marine alloy
Max. Recommended HP	60 HP	Average Dry Weight	795 Lbs.
Fuel Capacity (Portable)	6 Gal.	Average Package Weight	1645 Lbs.
Max. Person Capacity	8 persons		

Max. Person Weight	1050 Lbs.	Package Height	6' 8"
Max. Person, Motor & Gear Weight	1550 Lbs.	Package Width	7'
Interior Depth	17"	Towing Length	23' 2"
		Storage Length	23' 2"

FEATURES

COMFORT, CONVENIENCE & PEACE OF MIND

- Backed by the TRACKER® PROMISE—the best factory warranty in aluminum boats
- NMMA® certified
- Flotation meets or exceeds NMMA® & U.S. Coast Guard requirements
- Bow & stern eyes
- 4 tie-off cleats

INTERIOR

- Roomy front deck w/more space for fishing/hunting
- Bow & aft pedestal seat base locations
- Bow deck lockable storage
- Sure Tread™ non-skid interior
- Grab handles

FUNCTIONAL

- Exclusive VERSATRACK® accessory-mounting channel in gunnels
- Trolling motor mounting surface along bow edge

CONSTRUCTION & EXTERIOR

- Color: Forest Green
- Available in optional TrueTimber® Grassland or TrueTimber® Woodland camo patterns (at additional cost)
- Industry-exclusive, baked-on powdercoat finish w/Sure Tread™ for long-lasting durability, color & good looks
- 100% aluminum, wood-free construction
- Thick .190 aluminum floor for added rigidity & a quieter ride
- 7° deadrise for a smoother, drier ride
- Welded-in, foam-filled interior side walls for quieter ride & structural strength
- Heavy-duty 1-piece, extruded aluminum gunnels for structural strength & rigidity
- Extruded bow chines for a stronger hull
- 2-piece, .100 5052 marine grade aluminum hull
- All-aluminum box-beam transom w/corner braces—welded in to unitize & strengthen the hull
- Welded-in longitudinal stringer system for full-length support along the running surface
- Pressed-in strakes for structural strength & tracking stability
- Welded, drained rain channels for drier storage in bow compartment(s)

OPTIONS

EXTERIOR



TRAILER



GALLERY

[\(/content/dam/wrmg/tracker/2020/all-welded-jon-boats/grizzly-1860-jon/features/ 2020 TRACKER 102020 A Welded-Jon-Boats 2282020 GRIZZLY-1860-Jon 4935 Features-Options 1327196 20 TU1860 FA0004 19.jpg\)](#)
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PURCHASE YOUR TRACKER AND TAKE DELIVERY THROUGH YOUR NEAREST DEALER!

START YOUR PURCHASE (/ONLINE-SALES-TEAM/READY-TO-BUY.HTML)

AMERICA'S #1 SELLING ALUMINUM FISHING BOATS

REQUEST BROCHURE (/BROCHURE.HTML)





(/).



(https://www.facebook.com/trackerboats/).



(https://www.youtube.com/user/WeAreTRACKER/).



(https://www.instagram.com/trackerboats/).

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Open/Runs
v.html)
Jon Boats

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