

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, October 15, 2026, at 6:00 p.m. at the LaBellaRose Ballroom 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> Passcode: 427040

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 September 24, 2026, Board of Supervisors' Meeting

Business Matters

- 2. Discussion Items:
 - 1. EV Charging Station Removal/Relocation
 - 2. Orlando United Soccer Program
 - 3. Su Mesa Café
 - 4. Wipe my Bin LLC - Halloween Event
 - 5. Facility Maintenance Building Permitting
- 3. Consideration of **Resolution 2027-01, Surplus Property Resolution**
- 4. Consideration of Establishment of the Assessment Methodology Advisory Committee
- 5. Consideration of Volunteer Insurance
- 6. Ratification of Payment Authorizations Nos. 049 – 051
- 7. Review of District Financial Position and Budget to Actual

United Landscape Services Management

- 8. Ratification of Proposals from ULS:
 - a. Work Authorization #246260 2" Mainline Repair for \$997.71
 - b. Work Authorization #246268 4" Mainline Repair for \$1,697.23

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.



- c. Work Authorization #250136 Clock Replacement #13 and #15 for \$2,366.17
- d. Work Authorization #250254 2" Valve Track Locate & Repair Clock 7 Zone 15 for \$987.79
- 9. Consideration of Proposals from ULS:
- 10. Discussion Regarding Landscape Items

Berman Field Management

- 11. Consideration of Playground Deck and Stair Proposal from Creative Recreation Products in an amount totaling \$7,250
- 12. Consideration of Swim Club Wading Pool Motor Repair Proposal from Spies in an amount totaling \$1,125
- 13. Consideration of Swim Club Bathroom Urinal Replacement Proposal from K&R Plumbing in an amount totaling \$857.50
- 14. Consideration of Backflow Replacement and Testing Proposal from K&R Plumbing in an amount totaling \$1,250
- 15. Consideration of Buck Lake Restrooms Storm Drain Jetting Proposal from K&R Plumbing in an amount totaling \$900
- 16. Consideration of Estates Storm Drainage Cleaning Proposals
 - a. Shenandoah
 - b. Your Environment's Solution
- 17. Consideration of Basketball Hoop Replacement Proposals
 - a. Advantage Courts
 - b. Coastal Courts
- 18. Discussion Regarding Bass Boat Damage
- 19. Berman Staffing Update

Other Business

Staff Reports

District Counsel
District Manager
District Engineer

Supervisor Requests

Adjournment



Harmony Community Development District

**Meeting Minutes of the September 24, 2026,
Board of Supervisors' Meeting**

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Thursday, September 24, 2026, at 6:00 p.m.

Suenos Tenampa Private Room at 7251 Five Oaks Dr., Harmony, FL 34773

Board Members Present:

Daniel Leet	Chairman
Lucas Chokanis	Vice Chairman
Brittany Coronel	Assistant Secretary
Marcela Bartlett	Assistant Secretary

Also Present:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	
Michael Eckert	Kutak Rock	(via phone)
Matt Davenport	Berman	
Grant Philbeck	Berman	
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

A resident commented on the possibility of using an app instead of a QR code. She suggested the community allow the residents to help with the maintenance projects within the community. She noted her frustration attending meetings and listening to things that need attention but never seeing action.

A resident noted their concerns regarding fair and equitable assessments within the community.

A resident requested three reflectors above a curb by the tower due to not being able to see the curb in the dark.

A resident cited Florida Statutes Chapter 190, requiring fair assessments. She expressed concerns with some neighborhoods paying more than others, regardless of everyone having the same access to amenities.

A resident noted that the dog park on Five Oaks has still not been repaired. She expressed concerns for seniors.

A resident noted there was no commercial business in Harmony.

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

Ms. Coronel noted spelling and title corrections needed.

On MOTION by Mr. Leet, seconded by Ms. Bartlett, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Meeting Minutes of the July 30, 2026, Board of Supervisors' Meeting, pending spelling and title corrections.

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

The Board reviewed the minutes.

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

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

Ms. Mullins reviewed the current election of officers with the Board. She requested that the Board remove Ms. Phillips from the document and add Ms. Bartlett as an Assistant Secretary.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-10, Election of Officers with Mr. Dan Leet as Chair, Mr. Lucas Chokanis as Vice Chair, Ms. Lynne Mullins as Secretary, Ms. Jennifer Walden, Ms. Brittany Coronel, Ms. Julie Nichols Williams and Ms. Marcela Barlett as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, Ms. Amanda Lane, Ms. Amy Champagne, Mr. Rick Montejano and Ms. Verona Griffith as Assistant Treasurers.

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

Ms. Mullins gave an overview of the resolution and informed the Board that the LaBellaRose Ballroom will charge an hourly rate of \$150 per hour. The Board meets for three hours for each meeting; a total of \$450 each meeting. The current meeting location only charges \$350.

There was brief discussion amongst the Board regarding the meeting location. The Board agreed to move future meetings to the LaBellaRose Ballroom.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved Resolution 2026-11, Amending the Annual Meeting Schedule for Fiscal Year 2027 to move the meetings to the LaBellaRose Ballroom at 7251 Five Oaks Drive, Harmony, FL 34773.

SECOND ORDER OF BUSINESS

Business Matters

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**

Ms. Mullins noted that OUC reached out and stated the EV charging stations have experienced limited utilization and it would be possible to proceed with removal. She noted that Harmony can continue to keep the EV charging stations in the community at the District's expense.

There was discussion about the cost of relocating, maintaining and actual usage.

The Board requested District Staff to obtain a utilization report for the EV charging stations.

Ms. Mullins noted the HOA reached out regarding the potential contribution of the District towards the Christmas lights. She noted that Ms. Williams was unable to attend but wanted to note that residents have requested not to spend additional money on Christmas lights. Ms. Mullins also informed the Board that the HOA stated they will not contribute to Christmas lights.

The Board reviewed and briefly discussed the proposals and the Districts financial contribution.

The Board agreed to contribute \$6,000, which would include Berman's gift of \$1,000, to fund both entrances.

On MOTION by Mr. Leet, seconded by Ms. Coronel with all in favor, the Board of Supervisors for the Harmony Community Development District agreed to contribute \$5,000, in addition to the \$1,000 from Berman, toward the Christmas Lights.

Ms. Coronel gave an overview of her meeting with the vendor regarding pond maintenance. She noted that the ponds have been well maintained and under control for the last year and would encourage the Board to move to quarterly maintenance instead of monthly maintenance.

Ms. Mullins gave a brief explanation of routine pond maintenance needs throughout the year.

Mr. Leet said that it was a necessity to continue to maintain the ponds.

Ms. Mullins noted the irrigation tracking sheet for the Board to review. No further action is required.

Ms. Coronel reviewed an incident at the dog park, noting a resident alleges their dog was injured by the fencing. Ms. Coronel had previously walked the fence line with the resident, and they could not find an area in the fence that could have caused injury. She noted that the resident took their dog to the vet and the dog required stitches. Ms. Coronel noted that a few weeks later, the resident claims to have returned to the dog park and found fencing sticking out that they allege to have caused the dog's injury. The resident is requesting a full reimbursement for the veterinary fees in the amount of \$688.98.

The Board discussed liability options with counsel.

The Board agreed to table, and Ms. Coronel will follow up with the resident outside of a meeting.

Mr. Firth reviewed the food truck request with the Board. He noted the rules and policies of the District that would be applicable to this event and the non-resident fee.

Mr. Cummings, owner of the Community Crockpot food truck, gave an overview of the food truck and his goal of providing home-cooked meals and dinner options to residents.

The Board noted the applicable fees: \$1,000 non-resident yearly fee, \$250 refundable fee and additional fees depending on the rental space.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Community Crockpot Food Truck's request to host their food truck on District property.

Mr. Firth gave an overview of the request to hold a Family & Friends Christian Music and Community Festival event on District Property.

Mr. Eckert recommended that each vendor provide a Certificate of Liability Insurance.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District approved for the Family and Friends Christian Music Festival event to be hosted on District Property.

Mr. Firth gave an overview of the request to hold the Su Mesa Café 5th Anniversary event.

A representative from the Su Mesa Café provided an estimate of 700 – 800 attendees.

Ms. Coronel confirmed that the church can provide an umbrella Certificate of Liability Insurance.

There was brief discussion on facility use.

A representative from the Su Mesa Café noted they will hire their own private security and clean-up crew.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved for the Su Mesa Café 5th Anniversary event to be hosted on District Property.

Mr. Leet gave an overview of the parking issues on Five Oaks. He noted that the county has declined to stripe off parking spots on the main roadways or allow the District to install signage.

Mr. Eckert noted the need to continue to find a resolution with the county, as they are the responsible party for the roadways.

There was brief discussion amongst the Board regarding signage.

Mr. Eckert referenced Chapter 190 and noted the District does not have authority to implement traffic control on county-owned roads.

Mr. Leet discussed the O&M Assessment Methodology and the need to update the reserve study.

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

Ms. Mullins noted there were no responses received in regard to the RFQ for a new District Engineer and the need to readvertise.

Ms. Coronel proposed the possibility of not contracting an engineer and retaining an engineer for services as needed.

There was brief discussion amongst the Board regarding the need to contract vs. retaining an engineer.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, 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.

Ratification of FY 2027 Egis Insurance Proposal

Ms. Mullins noted that this was signed by Mr. Leet outside of the meeting and requires ratification.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified the FY 2027 Egis Insurance Proposal.

Ratification of Payment Authorizations 041 – 048

The Board reviewed the Payment Authorizations.

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Payment Authorizations 041 – 048.

Review of the District Financial Position and Budget to Actual

Ms. Mullins noted that as of the end of August, the District has spent 94% of their Budget.

THIRD ORDER OF BUSINESS

United Landscape Services Management

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 2" Main Line Leak (Clock #4) for \$1,354.28**

e. Work Authorization #250254 2" Valve Track Clock 7 Zone 15 for \$959.02

Ms. Mullins noted the work authorizations are for items that have already been repaired.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Work Authorization #246266 4" Main Line Repair for \$1,358.65, Work Authorization #247760 2" Valve Replacement for \$3,082.38, Work Authorization #250136 Clock Replacement #13 and #15 for \$2,297.25, Work Authorization #250219 2" Main Line Leak (Clock #4) for \$1,354.28, and Work Authorization #250254 2" Valve Track Clock 7 Zone 15 for \$959.02.

Consideration of Proposals from ULS:

a. Work Authorization #250984 Tree Removal Behind 7136 Oak Glen Trail for \$1,200

Mr. Lomasney noted there was a call from a resident regarding a hazardous dead tree on Oak Glen Trail. He noted that the tree can be removed in a way that allows it to fall in the wetlands area; however, if left standing, could potentially fall onto the home it lies behind and cause serious damage. He noted a climber would be needed to conduct the full removal.

On MOTION by Mr. Chokanis, seconded by Mr. Leet, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Proposal from ULS for Tree Removal Behind 7136 Oak Glen Trail for \$1,200.

Discussion Regarding Fuel Surcharge

Ms. Mullins noted that there is a fuel surcharge beginning to be added to Work Authorizations from ULS. She noted that this is standard across Districts.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Fuel Surcharge for a period of one year.

FOURTH ORDER OF BUSINESS

Berman Field Management

Consideration of Annual Contract Fee Increase Letter from Berman

Ms. Mullins reviewed the annual contract fee increase with the Board.

Ms. Coronel stated her disagreement with the proposed fee increase, given recent staffing shortages.

There was brief discussion about a staffing shortage and potential prospects.

Mr. Eckert reminded the Board that the original contract with Berman calls for a gradual increase per year, and these numbers match that original agreement.

The Board discussed the staffing plan and requested that it be placed on the next agenda.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, opposed by Ms. Coronel, the Board of Supervisors for the Harmony Community Development District approved the Annual Contract Fee Increase Letter from Berman.

**Consideration of East Lakes Pond Drain
Clean Up Proposals**

- a. Atlantic Pipe Services - \$9,555**
- b. Shenandoah - \$22,495**

Ms. Mullins noted the HOA reached out to inform the District that the East Lake pond drains are allegedly clogged, and this is causing a flooding issue. She reviewed the proposals with the Board and noted this was brought to the District as a high-priority item.

There was no evidence of flooding provided to the Board.

The Board briefly discussed reviewing the drainage maps.

**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 and 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**

Mr. Philbeck reviewed the additional sidewalk proposals from Baseline with the Board.

On MOTION by Mr. Leet, seconded by Mr. Chokanis, with all in favor, the Board of Supervisors for the Harmony Community Development District approved the Additional Sidewalk Proposals from Baseline to Rip and Replace Sidewalk Lead Way on Primrose Willow Drive in the amount of \$3,960, Rip and Replace ADA Ramp at Schoolhouse Rd in the amount of \$1,575, Rip and Replace Sidewalk Around Tree and Park Area in the amount of \$2,812.50, Rip and Replace Sidewalk at Picnic Shelter in the amount of \$5,062.50, and Rip and Replace Sidewalk in Front of Restrooms in the amount of \$3,240.00.

Discussion Regarding Pond Pine Road Sidewalk Damage

Mr. Philbeck gave an overview of the damaged sidewalk.

The Board would like to further investigate the damage.

Discussion Regarding Bass Boat Damage

Ms. Mullins noted that the replacement option for the damaged boat is approximately \$9,000. She noted that this is in the process of being evaluated by the insurance provider.

FIFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Eckert noted they are still working on the updated rules of procedure and will reimburse the District for the cost of running the notices.

District Engineer - No District Engineer at this time.

District Manager –

Ms. Mullins noted the next meeting will be held on October 15, 2026, at the LaBellaRose Ballroom. She also reminded the Board about the four-hour ethics training requirement.

Supervisor Requests and Audience Comments

Ms. Coronel inquired about the dumpster delivery.

Ms. Coronel inquired on how to dispose of old equipment. She also inquired if the tractor was added to the insurance policy and if the garden staff was allowed to use the tractor.

Ms. Coronel asked for an update on the speed bump issue. Mr. Leet stated they are waiting for speed study, but the application was submitted.

Ms. Coronel asked if there was a solution regarding commercial signage.

Ms. Coronel discussed the potholes in the alleyways on Blazing Star, Gold flower and Galaxy and requested that field services cold-patch them.

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Coronel, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the September 24, 2026, Board of Supervisors Meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson



Harmony Community Development District

Discussion Items



Harmony Community Development District

EV Charging Station Removal/Relocation



Harmony Community Development District

Orlando United Soccer Program

Harmony Community Soccer and Scholarship Program Proposal

Orlando United SC
Submitted to the Harmony CDD Board of Supervisors
Prepared October 5, 2026 for consideration at the October 15, 2026 meeting

Request to the Board

We request permission to develop a 12-week Orlando United SC Harmony Community Soccer and Scholarship Program using one District soccer field or suitable multipurpose grass area for two weekly sessions. We ask the Board to direct staff to review availability and prepare written terms for a pilot, including any approvals needed for recurring organized use and collection of program fees.

Our goal is to give children ages 6 to 13 a local opportunity to learn soccer, build confidence, and participate regardless of financial barriers. We propose priority enrollment for District residents, subject to CDD access rules, with full and partial tuition scholarships administered by Orlando United.

Pilot element	Proposed scope
Duration	12 weeks after written approval and completion of launch requirements
Participation	Target 20 children ages 6 to 13; groups organized by age and ability
Field reservation	Two 2-hour blocks weekly, including setup and cleanup; 48 total hours
Instruction	75 minutes per session; daylight schedule unless lighting is approved
Scholarship target	4 full tuition awards and 4 awards covering 50% of tuition, subject to funding
District support requested	Scheduled field access; consideration of reduced fees; approved resident outreach

Organization and contact

Orlando United Sporting Club, Inc. is a Florida nonprofit corporation operating as Orlando United SC in the St. Cloud area. Our programs combine soccer instruction, physical activity, teamwork, leadership, and access through scholarships. We are affiliated with US Club Soccer. Juan Carlos Infante leads the program as President and Coach; he and our Treasurer have completed SafeSport training and US Club Soccer requirements, as reported in our organizational records.

Our federal 501(c)(3) application is pending, based on our latest status. We will provide current documentation and any IRS determination received before execution. This proposal does not represent federal exemption as approved.

Juan Carlos Infante | President and Program Lead
juan.infante@orlandounitedsc.com | contact@orlandounitedsc.com
<https://orlandounitedsc.com>

Program design and resident access

We propose a community development program with instruction adapted for beginners and developing players. Each session will include a warmup, ball control and passing exercises, age-appropriate games, and a short discussion of teamwork or sportsmanship. Friendly games may be considered later through separate approved reservations; the pilot does not depend on league or tournament participation.

We will work with District staff on an enrollment window giving eligible District families the first opportunity to register. Nearby children could fill remaining spaces only if permitted by the CDD. Residency verification, field access, and final capacity will follow the written agreement. Marketing will use the proposed program name only after approval and will identify Orlando United as the operator.

Scholarships and fair selection

Our Scholarship Policy Version 2.0 provides financial-need, merit-based, and combined awards. For this community pilot, financial need will be the primary focus. Ability to play soccer will not be a condition for a financial-need award. Merit awards may recognize effort, improvement, leadership, sportsmanship, attendance, and soccer performance under documented criteria.

At least two Board-designated individuals will review each request. Awards require written approval by the Board or an authorized delegate. Anyone with a conflict must disclose it and withdraw from the award decision. Families receive written terms identifying the child, covered costs, amount or percentage, dates, and participation conditions. Awards are not automatically renewed.

The proposed income approach uses household size and gross monthly household income, following our Exhibit A if formally adopted. Its suggested tuition tiers are 100%, 75%, and 50%, using internal benchmarks of 130%, 185%, and 200% of the applicable poverty guidelines. Documented hardships may justify exceptions. These are club criteria and do not establish eligibility for government benefits. Any later-year pilot will use the income schedule then approved by our Board.

Award	Illustrative monthly tuition waived	Family pays monthly
100%	\$120	\$0
75%	\$90	\$30
50%	\$60	\$60
No award	\$0	\$120

The \$120 rate is a planning assumption for Harmony and requires separate club approval. Scholarships apply to tuition in this pilot illustration. Uniforms, registration, travel, and tournaments are covered only when expressly included in a written award. We will disclose all charges before enrollment.

Funding and privacy

We propose reserving funding for four full and four half-tuition awards before enrollment opens. Tuition from paying families, approved club resources, and confirmed sponsorships may support the awards. No sponsor or donation is represented as secured. Families submit income records directly to Orlando United; the CDD receives only aggregate program results and information necessary for facility administration.

Operations and participant protection

Before launch, we will identify the lead coach and assistant for each session, verify current screening and required training, and confirm that staffing can safely support the enrolled groups. Our plan is to have at least two approved adults present and divide players into supervised groups. Assistant volunteers will not begin duties until required checks and training are complete.

- Registration and supervision: Maintain parent consent, participation waivers, emergency contacts, attendance, and a documented pickup procedure. Apply our child protection, conduct, nondiscrimination, and anti-bullying policies.
- Emergency readiness: Complete a site-specific emergency plan covering EMS access, the approved shelter location, heat, lightning, injury response, and parent notification. Confirm first aid resources and staff qualifications before opening.
- Field care: Inspect the playing surface and any goals before use; secure portable goals as required; stop play for unsafe conditions; remove equipment and litter after every session. Make no field alterations without written permission.
- Insurance: Provide coverage, certificates, and endorsements required by the CDD before operations. Verify that coverage applies to this location and activity; club affiliation alone will not be treated as proof of insurance.

Responsibilities under the proposed agreement

Orlando United would manage enrollment, coaching, scholarship decisions, parent communications, staffing, equipment, approved charges, safety procedures, and cleanup. The club would pay agreed fees and deposits and address damage attributable to its use under the signed agreement. Juan Carlos Infante would serve as the primary contact for scheduling and concerns.

We ask the CDD to identify a suitable site and available recurring blocks, communicate field closures and access conditions, and approve any resident outreach. We request consideration of a fee reduction tied to the community scholarship benefit. District funding for coaches, uniforms, or scholarships is not requested in this pilot.

The published CDD rules provide for reserved sports facility use and case-by-case Board consideration of fee reductions. Final classification, scheduling, access, and charges require District confirmation. We will submit the facility application through the current CDD portal. [1-3]

Launch and review

Stage	Proposed action
Before launch	Confirm field, schedule, agreement, budget, scholarship funds, insurance, staffing, and emergency plan
Enrollment	Publish all fees; complete registrations; review scholarships; confirm resident priority and group capacity
Week 6	Provide staff an aggregate update on enrollment, resident participation, attendance, and operational issues
Within 30 days of completion	Report scholarship use, attendance, family feedback, costs, and any facility concerns; request renewal only after review

We propose tracking 20 enrolled children, 8 funded scholarship recipients, average attendance of at least 75%, and the share of participants who are District residents. These are pilot targets, not existing results. We will also record complaints, incidents, and corrective actions without publishing confidential child or family records.

Illustrative pilot budget

This planning model assumes 20 players and three monthly billing periods at \$120, with four full and four 50% tuition awards. The 12-week program dates and billing periods must be aligned and disclosed before registration. All estimates require club approval and actual quotes; this is not a funding commitment.

Revenue and tuition assistance	Amount
Gross tuition value $20 \times \$120 \times 3$	\$7,200
Four full awards $4 \times \$120 \times 3$	(\$1,440)
Four half awards $4 \times \$60 \times 3$	(\$720)
Expected family tuition collections	\$5,040
Confirmed sponsorship assumed in model	\$0

Estimated operating expenses	Amount
Coaching and session support allowance	\$3,000
Field use $48 \text{ hours} \times \text{published } \$5 \text{ rate}$	\$240
Insurance allowance subject to quote	\$350
Equipment and first aid supplies	\$450
Registration administration and outreach	\$300
Contingency	\$200
Total estimated expenses	\$4,540
Estimated balance after expenses	\$500

The published organization form lists \$5 per hour for soccer facilities and a \$250 damage deposit for events with 10 or more attendees. Applicability to recurring use, deposit frequency, and additional charges must be confirmed. [2] A single refundable \$250 deposit would require cash in addition to the expense budget; it is not included as an expense.

The \$2,160 scholarship figure is waived tuition already deducted from revenue, not a second expense. Fewer paying players, extra deposits, or higher insurance and staffing costs could eliminate the projected balance. Before launch, we will confirm a funded budget and any cash needed before tuition is collected. Awards will not depend on unconfirmed future donations.

Reference documents

[1] Harmony CDD website and current facility request portal: <https://harmonycdd.org/>

[2] Organization facility application and published rates: <https://harmonycdd.org/wp-content/uploads/2025/09/Facility-Reservation-Form-Corporate-2024-3.pdf>

[3] Published 2019 Rules and Policies, Chapters 3 and 4: <https://harmonycdd.org/wp-content/uploads/2025/09/Harmony-CDD-Rules-2019.pdf>

Club records reviewed: Scholarship Policy Version 2.0 and Exhibit A Income Guidelines. Adoption records and current organizational credentials should accompany the submission. CDD sources checked October 5, 2026.



Harmony Community Development District

Su Mesa Café



Harmony Community Development District

Wipe my Bin LLC - Halloween Event

Harmony CDD Parks and Recreation Facility Usage

Submission Verification

Submission Reference: 456

Submitted At: Mon Oct 12 2026 07:30:46 GMT-0700 (PDT)

IP Address: 67.232.198.93

Form Type: Harmony CDD Parks and Recreation Facility Usage

Submitted Information

First Name: Aleksandra

Last Name: Karwacki

Address: 7134 Oak Glen tr

Phone: 8477547362

Email: bill@wipemybin.com

Event Type: Community Halloween Trick-or-Treat & Touch-a-Truck

Requested Facility: Harmony community parking area or approved outdoor event space

Event Date/Time: 10/24/2026 2:00:00 am

Number of Attendees: 50 (estimated)

Attendee Age Group / Additional Details: Families with children ages 2–14, accompanied by parents or guardians. Free community Halloween event featuring a decorated commercial cleaning truck, candy giveaways, photo opportunities, and family-friendly activities.

Vendors Present: yes

Vendor Details: Yes — 1 participating business offering free promotional materials and candy 1 vendor: Wipe My Bin LLC, a locally owned trash-bin cleaning and sanitizing company. We will display our decorated service truck, distribute free Halloween candy and promotional flyers, and provide information about our services. No merchandise will be sold on-site.

Catering Required: no

Catering Details: n/a

Public Records Exemption Answer: no

Exemption Explanation: n/a

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: Aleksandra Karwacki

Agreement Accepted: Yes

Liability Waiver Accepted: Yes

Rules Accepted: Yes

Uploaded Attachments

No uploaded attachments.

Notes Saved to Record

Attendee Age Group / Additional Details: Families with children ages 2–14, accompanied by parents or guardians. Free community Halloween event featuring a decorated commercial cleaning truck, candy giveaways, photo opportunities, and family-friendly activities. | Vendor/Merchandise Details: Yes — 1 participating business offering free promotional materials and candy 1 vendor: Wipe My Bin LLC, a locally owned trash-bin cleaning and sanitizing company. We will display our decorated service truck, distribute free Halloween candy and promotional flyers, and provide information about our services. No merchandise will be sold on-site. | Catering Company Information: n/a | Exemption Explanation: n/a



Harmony Community Development District

Facility Maintenance Building Permitting

Blake Firth

From: Blake Firth
Sent: Wednesday, October 14, 2026 2:00 PM
To: Blake Firth
Subject: FW: 224.092 Harmony CDD Permitting Kickoff
Attachments: Print View.pdf; ConsRev#2 09.10.26.pdf; 260316-62476 Partial Response.pdf

From: Permits COE <permits@commonoakengineering.com>
Sent: Tuesday, October 13, 2026 3:40 PM
To: Jeremy Anderson <jeremy@commonoakengineering.com>
Cc: David Hamstra <david@pegasusengineering.net>; Greg Teague <Greg@pegasusengineering.net>; Naret Teran <naret@commonoakengineering.com>; Lynne Mullins <mullinsl@pfm.com>; Daniel Leet <boardmember1@harmonycdd.org>; Blake Firth <firthb@pfm.com>
Subject: Re: 224.092 Harmony CDD Permitting Kickoff

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

Good afternoon all,
Please see the below permit update for this project:

- Osceola County: Comments Rec'd & Attached
- SFWMD: Comments Rec'd & Attached
- Toho Water Authority: Comments Rec'd & Attached

There are a few high priority items before finalizing resubmissions to these agencies. Could you please clarify or update the following items:

- Please clarify whether an architect has been retained? We need access to the MEP sheets to address the Toho Water Authority's comments related to the fixtures and associated demand.
- Photometric plans are required to address comments received from the County. Please confirm if you would like us to initiate those services with the understanding that purchase of materials through the selected third party vendor is expected.

The team has nearly completed the requested revisions and responses and is waiting for confirmation on the items mentioned above to finalize the drawings. Please let me know if you have any questions regarding the received comments or the remaining items needed.

Thank you.

Raven Lowry

Permitting Manager

Common Oak Engineering, LLC

4020 Edgewater Drive

Orlando, FL 32804

P: (407) 951-5915

www.commonoakengineering.com

BLANK PAGE

Issues for record SDP26-0040

Job Address:

Job Description: Construction of a +/- 1125 SF maintenance building with lean-to style covered storage. The site will also feature utility connections, landscape, parking and on-site storm water management.

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
Engineering	Open	2nd Resubmittal - Engineering Review General Comments: 1- All revisions must be easily identifiable in the plans by clouding every revision made due to comments and including a delta triangle with the revision number inserted within. In addition to the revised comments, any additional revisions made outside of the comments must be explained in a written response format identifying the purpose for change. 2- Submit revised plans with revision dates noted in the title block of all appropriate plan sheets. Identify the comment source with the revision number inserted within a triangle (delta symbol), and also show revisions clouded and with delta triangles adjacent to corresponding changes on each revised sheet. 3- Informational: Should there be any questions or clarifications regarding the comments below, please contact Lamis Youssef, Civil Engineer II, Development Review Office, Osceola County. Telephone number: (407) 742-0330, or E-mail at Lamis.Youssef@osceola.org. 4- Upload a comment response letter to Accela as a separate document. The letter shall address each comment provided. 5- Additional comments may be forthcoming pending response to these comments. Cost Estimate: 1- The Cost Estimate for ADA improvements in County ROW should include any ADA compliant pedestrian access (New curb ramps & pedestrian crossing signals, etc), and any other ADA enhancements built within the ROW. 2- Provide a (Certified Engineer's Affidavit) for the improvements. Site Plan, Sheet (C-4.0): 1- Show and callout the functional classification of the (Five Oaks Dr) adjacent to the proposed project.		Lamis Youssef	Lamis Youssef	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		2- According to the response letter, (85') driveway spacing is required for (25 mph) and the separation is approx. (175'). - Show and label the (175ft separation distance) on the Site Plan. 3- Provide Valley Gutter across the proposed driveway per FDOT Index 520-001. 4- In the (Note 41), identify what is the Drop Curb Type. 5- Please meet the minimum drive access (Radii) according with the (LDC 4.4.3) Table (4.4.3-1). (35ft for Commercial), or revise the proposed driveway geometry to meet the requirements of FDOT Standard Plan 522-003. 6- According to the email from Alexander Menna, the Division Director of the Development Review Department, on (08/17/2026), the vehicle's swept path needs to remain outside of the dumpster enclosure. 7- Clearly show and label the existing portion of the external sidewalk at the north side of the project's parcel and if there is a portion of the external sidewalk within the private property, please provide the proposed (Sidewalk Easement). 8- Provide the Concrete Curb Ramp, (Symbol-14) at the replacement portion of the external sidewalk adjacent to the utility connection and the (Entrance Road). Drainage Report: 1- In Sections (B-B & C-C), show and label the 10-foot maintenance berm around the (Pond-2 & Pond-1) perimeters on both sides with a slope not exceeding 10:1. 2- According to page (47) of the drainage analysis report, there is a proposed (Control Structure/Discharge Structure#1) within the Spreader Swale, with the (Weir Elevation=76ft), please identify the weir structure location on the plans and provide a typical detail of it. 3- Please ensure to use the "Concrete Weir" within the Spreader Swale, Grassed Spillway is not allowed, unless the peak flow velocity is less than or equal to 2 feet per second.				
Project Coordinator	Open	Comments 1) Will there be any site lighting, if so provide photometrics showing the foot candles at 0 on the property line. Also the Harmony PD requires Dark Sky Friendly lighting. Provide cut sheets for the lighting fixtures. 2) Provide cut/fill analysis. If property will balance, state as such.		Paula Archer	Digital Plan Room	Yes

Discipline	Status	Details	Attached To	Created By	Last Updated By	Modifications Required
		Last comment from reviewer: Site Lighting must be provided prior to the approval of this SDP if being utilized with this project.				
Project Coordinator	Open	Comments 1) Place SDP26-0040 in the lower right hand corner of all plan pages 2) Place PD24-00013 in the lower right hand corner of the Cover Page only	COVER	Paula Archer	Digital Plan Room	Yes
		Last comment from reviewer: PD information is still missing				
Project Coordinator	Open	Dumpster Enclosure Place a note under #11 Dumpster Enclosure Will meet requirements of Osceola LDC 4.9.7	D1.0	Paula Archer	Digital Plan Room	Yes
		Last comment from reviewer: Note still needs to be added to note 11				

BLANK PAGE



Permits COE <permits@commonoakengineering.com>

260316-62476, Harmony Golf Preserve Maintenance Facility Partial Response

Woods, Jackson <jwoods@sfwmd.gov>

Mon, Aug 24, 2026 at 9:42 AM

To: "permits@commonoakengineering.com" <permits@commonoakengineering.com>

Cc: "Therrien, Patricia" <ptherrie@sfwmd.gov>, "greg@pegasusengineering.net" <greg@pegasusengineering.net>, "boardmember1@harmonycdd.org" <boardmember1@harmonycdd.org>

Good morning,

On August 14th and August 21st, 2026, the District received a partial response to the Request for Additional Information (RAI) dated April 9th, 2026, for the referenced application, a copy of which is available on RegPermittingat: www.sfwmd.gov/regpermitting.

The submittal did not provide a substantive response to the following comments:

- Comment No. 7 requesting the site inspection to verify the wetland delineation.

In accordance with Section 40E-1.603, Florida Administrative Code (FAC), and additionally for ERP Applications, Section 5.5.4, ERP AH Vol. I, adopted by reference in Section 62-330.010(4)(a), FAC, review of the application will not resume until a substantive response to each comment in the RAI is received. The application's status will remain as "No Response" until such time as a full response is received, including payment of any outstanding application processing fee



Jackson Woods

Environmental Analyst

South Florida Water Management District

Orlando Service Center

Orlando, FL 32809

Phone: 407-858-6100 Ext 3826

Email: jwoods@sfwmd.gov

BLANK PAGE



**WATER. LIFE.
COMMUNITY.**

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

September 10, 2026

Common Oak Engineering
Attn: Jeremy Anderson, P.E.
4020 Edgewater Drive
Orlando, FL 32804

Re: Harmony Maintenance Facility
Construction Plan Review #2
TOHO Project #26-0404

Dear Nicholas,

The Tohopekaliga Water Authority (Toho) has reviewed the construction plans for the referenced project and the following items need to be addressed prior to plan acceptance.

General:

1. Add email address of owner/developer, project engineer.
2. Provide photometric plans, include the proposed utilities to verify appropriate separation is met.

Lift Station:

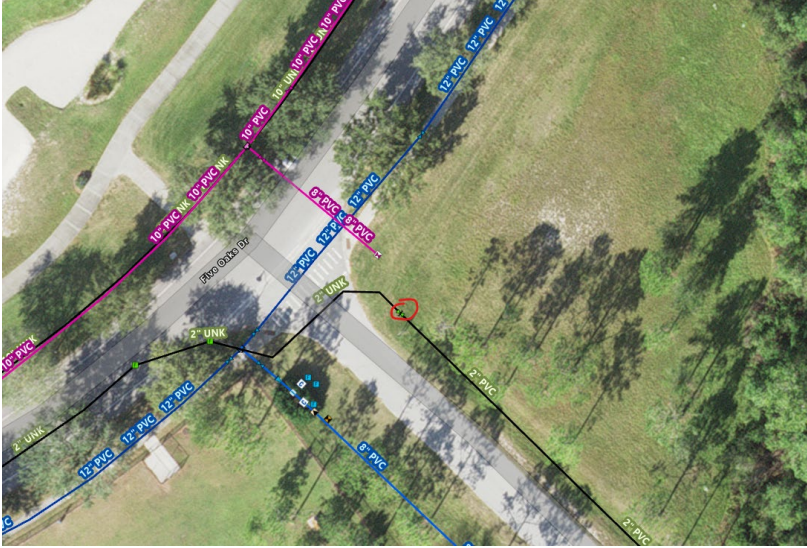
1. Private lift stations require a flow meter and shall adhere to the following:
 - a. Toho will require an operation & maintenance easement around the meter: 6'x6' easement is required if meter is to be installed in vault and a 3'x3' easement is required for meters to be installed above ground.
 - b. Toho will also require an access easement from the ROW up to the meter.

Force main:

1. Confirm force main tie in location is on a Toho owned and maintained force main, it appears this line may be privately owned and maintained.

Response: This Harmony CDD Community Maintenance Facility Expansion will connect to a FM that serves the Osceola County Mosquito Control (Formerly Golf Maintenance Facility) a short distance to the southeast at the end of the access road. This existing private FM connects to a 2" Toho FM on Five Oaks Dr

The private force main transitions to Toho owned after the valve per the GIS. Please connect to the Toho owned main and callout "End of Toho Responsibility" at FM valve on property line.



2. Minimum Toho owned force main size is 2", please revise.

Response: Since this will be a private FM connecting to another private FM the preference is not to have a size on size connection and a 1.25" connection to the existing 2" is specified.

Comment shall remain until clarified per force main comment number 1 above.

Potable Water:

1. ID 100 is missing the 10" tapping valve.
2. ID 105 is missing the 2" gate valve.

Reclaim Water:

1. ID 200 is missing the 2" gate valve.

Potable Water Calcs:

1. In the demand Table show the square footage.
2. Peaking Factors: 1.7 MDF and 3.4 PHF
3. All pipes shall use a Hazen-Williams coefficient of 120.
4. Design should not exceed a maximum velocity of 7 fps (Exclude individual fire hydrant laterals). Velocity exceeds this requirement in the 8" water main. Please split the fire flow if multiple hydrants are required to serve this site.

Reclaim Water General

1. Average reuse demands shall be based on an application rate of 28 inches per year per the Toho Efficiency Program.
2. Reclaimed water system hydraulic modeling shall be based on a Hazen-Williams C factor of 120 and include minor daily
3. A normal level of service is 40 psi at the point-of-connection to the existing system
4. Provide the assumed maximum day peaking factor. The maximum day peaking factor should at a minimum be based on the appropriate irrigation schedule listed on Toho's website.
5. Provide the assumed peak hour factor. The peak hour factor shall be no less than 3.4.
6. Provide a table that presents the following:
 - a. Non-residential square footage

- b. Non-residential irrigable area in acres
 - c. Irrigation application rate (no greater than 28 inches per year)
 - d. Average non-residential demand in gallons per day (gpd) (irrigable area x irrigation application rate)
 - e. Average non-residential wastewater flow
 - f. Maximum day non-residential demand in gpd (average demand x maximum day peaking factor)
 - g. Peak hour non-residential demand in gpd (average demand x peak hour factor)
 - h. Calculations shall be demonstrated
- 7. Average non-residential reclaimed demand cannot exceed average wastewater flow
 - 8. If the proposed maximum day peaking factor is greater than 3.5, a supplemental supply source will be required per Appendix O.

Lift Station Calcs:

- 1. Peaking factors shall adhere to section 20.2.3 of Toho's 2025 standard manual.
- 2. In the demand Table show the square footage.
- 3. Please include the actual pump curve from the manufacture. On the manufacturers pump curve plot all three system curves, avg, min, and max.

Additional comments may be forthcoming based on construction plan revisions. If you have any questions, please feel free to contact me at vvargas@tohowater.com or 407-944-5026.

Sincerely,
Veronica Vargas
Development Project Manager



Harmony Community Development District

**Resolution 2027-01,
Surplus Property Resolution**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“Governmental Unit”); and

WHEREAS, the District has purchased and owns equipment as listed in more detail in the attached **Exhibit A** (“Property”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property; and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the Property to be less than Five Thousand Dollars (\$5,000), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 15th day of October 2026.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A
Surplus Property

Reason for disposal: The property as listed below is no longer operable and/or no longer serves
a useful function for the Harmony CDD.

Estimated value of the surplus property: \$1,500.00

Equipment	Estimated Value
Club Car Golf Cart	\$750
Bobcat 3200 Utility Vehicle	\$300
Landmaster LM400 Utility Vehicle	\$250
Unidentified Utility Vehicle (Pink/Black)	\$100
Utility Trailer with Miscellaneous Scrap Materials	\$100
Total Estimated Value	\$1,500



Harmony Community Development District

Establishment of Assessment Methodology Advisory Committee

Assessment Methodology Advisory Committee — Draft Charter

Harmony Community Development District · Draft of Sep 26, 2026 · Prepared for @Dan

Draft, subject to District Counsel review. Presented to the Board of Supervisors for action on October 15, 2026. If the Board establishes the Committee, District Counsel will review this draft and a final charter will be presented for adoption on November 19, 2026.

1. Establishment and authority

The Board of Supervisors establishes the Assessment Methodology Advisory Committee (the "Committee") as a temporary committee of the Board under Rule 2.5 of the District's Rules and Policies, adopted July 25, 2019.

Rule 2.5 permits the Board to establish committees by formal motion referencing the rule, to perform specifically designated functions, and to include individuals who are not members of the Board. This charter sets out those functions, the Committee's membership, and its term.

2. Charge

The Committee will review how the District allocates its operations and maintenance (O&M) assessment and recommend a methodology for Fiscal Year 2028. Its specifically designated functions are to:

1. Review the District's current O&M allocation methodology and the proposed methodology presented at the June 11, 2026 continued meeting.
2. Evaluate alternatives, including an alleyway maintenance component, the equivalent residential unit (ERU) factors assigned to each product type, the treatment of non-residential and undeveloped parcels, and any transition schedule.
3. Review the data underlying those alternatives, including lot inventories, alley-served parcel classifications, and cost records provided by District staff.
4. Gather input from property owners in every neighborhood, through public comment at Committee meetings and any other outreach the Committee directs its members to conduct.
5. Deliver a written recommendation to the Board as described in Section 10.

3. Limits of authority

The Committee is advisory only. Its recommendations bind neither the Board nor District staff.

The Committee may not:

- Adopt, levy, or change any assessment, budget, or rule
- Direct District staff, consultants, or contractors, or request work that incurs a cost, except through the District Manager within any limit the Board sets
- Enter into contracts or expend District funds
- Speak for the District or the Board in any public statement

4. Voting members

The Committee has eight voting seats, two in each of four pools. Each voting member must own property in the pool their seat represents. Parcel counts are from the Fiscal Year 2027 assessment roll presented June 11, 2026.

Pool	Neighborhoods	Residential parcels	Seats	Seat rule
Ashley Park	Ashley Park condominiums and townhomes (A-1)	186	2	One condominium owner and one townhome owner
Birchwood, Cypress, Drake, and Estates	B, C-1, C-2, D-1, D-2, E	407	2	Members from different neighborhoods
Green, Rosewood, Hawthorne, and Cherry Hill	G, H-1, H-2, F	404	2	Members from different neighborhoods
Lakes, Enclave, and Waterside	I, J, K, L, O	471	2	Members from different associations
Total		1,468	8	

For the seat rules, the neighborhoods are Birchwood (B), Cypress (C-1 and C-2), Drake (D-1 and D-2), the Estates (E), Green (G), Rosewood (H-1), Hawthorne (H-2), and Cherry Hill (F). The associations in the Lakes, Enclave, and Waterside pool are South Lake (I), East Lake (J), the Enclave (K), North Lakes (L), and Waterside (O), which counts as its own association for this purpose.

Outside Ashley Park, each seat represents 202 to 236 parcels. Ashley Park has two seats because its condominium and townhome owners hold different kinds of property under the same assessment factor.

5. Non-voting members

The Committee also has non-voting members who take full part in discussion but do not vote on recommendations.

Board liaison. Chairman Daniel Leet serves as Board liaison. The liaison presents information to the Committee, answers questions about District operations, and reports to the Board on the Committee's progress. The designation is personal to Chairman Leet and does not pass to any later holder of the office of Chairperson. If he leaves the Board, the Board may designate another supervisor.

Non-residential landowner representatives. Each owner of record of one or more non-residential parcels in the District may designate one representative. Non-residential parcels include the golf course, commercial and office parcels, and undeveloped or future-development tracts. Owners under common

ownership or control count as one owner. Homeowners' and condominium associations and government entities do not designate representatives. After the Board establishes the Committee, the District Manager notifies each eligible owner of this right in writing.

A landowner representative may submit written views on any draft recommendation. The Committee must attach those views, unedited, to its recommendation to the Board.

6. Eligibility

A voting member must be an owner of record, including a co-owner on title, of a residential parcel in the neighborhoods their seat represents. Eligibility is determined as of the date of appointment.

The following people may not hold a voting seat:

- A sitting member of the Board of Supervisors
- A member of a supervisor's household
- A candidate for the Board of Supervisors on the date of appointment
- A member of the same household as another voting member
- An officer, employee, or contractor of the District, including the District Manager's firm, District Counsel's firm, and the District Engineer

No sitting supervisor other than the Board liaison may serve on the Committee in any capacity. Tenants may take part through public comment at any Committee meeting.

7. Applications, appointment, and vacancies

The Board appoints all voting members at a noticed meeting, choosing from owners who submit applications to the District Manager.

1. **Call for applications.** The District Manager publishes a call for applications on the District website and arranges for the association management company serving the homeowners' and condominium associations in the District to send it to owners by mass email. Applications close on November 5, 2026. Applications are accepted under the terms of this draft charter. If the final charter changes the seats or eligibility rules, the Board may ask applicants to confirm their eligibility before appointment.
2. **Application contents.** Each application states the applicant's name, the parcel owned, the seat sought, and a short statement of interest. Applications are public records.
3. **Appointment.** The Board intends to appoint members at its November 19, 2026 meeting. The Board appoints eligible applicants to as many seats as it can at that meeting. Any seat without an eligible applicant stays open, and the Board fills it at a later meeting.
4. **Vacancies.** A seat becomes vacant on a member's resignation, loss of eligibility, or removal. The Board fills a vacancy from eligible applicants for that seat.
5. **Removal.** The Board may remove a member at any time. A member who misses three consecutive meetings without excuse is presumed to have resigned unless the Board decides otherwise.

8. Meetings and procedure

All Committee meetings are public meetings under Chapter 286, Florida Statutes, and are noticed the same way as meetings of the Board.

- **Officers.** At its first meeting the Committee elects a chair, vice chair, and secretary from its voting members. The chair runs meetings and works with the District Manager on agendas.
- **Quorum.** A majority of the voting seats filled at the time is a quorum. The Committee may meet and act while seats are vacant.
- **Voting.** Recommendations pass by a majority of voting members present. Each vote is recorded by seat.
- **Public comment.** Every meeting includes a period for public comment, open to owners, tenants, and other members of the public.
- **Minutes.** The Committee secretary keeps minutes and files them with the District Manager, who adds them to the District's Record of Proceedings. District staff need not attend Committee meetings, and staff attendance that incurs a cost requires the Board's prior approval.
- **Sunshine Law.** Members may not discuss Committee business with one another outside a noticed meeting, in person or by phone, e-mail, text, or social media. The Board liaison is treated as a member for this purpose.
- **Public records.** Members' written communications about Committee business, including on personal devices and accounts, are public records under Chapter 119, Florida Statutes, and must be kept.
- **Briefing.** District Counsel briefs members at the first meeting on the Sunshine Law, the Public Records Act, and any voting-conflict disclosure requirements that apply to advisory committee members.

9. Staff support and cost controls

The District Manager provides notice, agendas, and meeting space, and supplies the District records the Committee needs for its charge.

To limit cost:

- The Committee holds no more than six meetings unless the Board approves more.
- Where practical, Committee meetings are held on the same date and at the same location as regular Board meetings, before the Board meeting begins, and are included in the same published notice.
- Work by District Counsel, District Management staff, the District's methodology consultant, or any other paid professional beyond the first-meeting briefing requires the Board's prior approval.

Supervisors other than the liaison may attend Committee meetings as members of the public but should not discuss Committee business with one another there.

10. Deliverable and schedule

The Committee adopts one written recommendation at its final meeting on March 18, 2027, presents it at the Board's March 25, 2027 budget workshop, and submits the written report for the Board's April 2027 regular meeting, in time to inform the Fiscal Year 2028 preliminary budget.

The recommendation must include:

- The methodology the Committee recommends, and the alternatives it considered and rejected
- How each seat voted on each recommendation
- Written minority views from any voting member who asks to include them
- The written views of any non-residential landowner representative, attached unedited
- A summary of public comment received

If no alternative receives a majority of the voting members present, the recommendation instead presents the leading alternatives and how each seat voted on each.

Date	Milestone
October 15, 2026	Board establishes the Committee and opens applications
November 5, 2026	Applications close; District Counsel's comments on the draft charter due
November 19, 2026	Board adopts the final charter and appoints members
December 17, 2026	First meeting: Counsel briefing, election of officers, schedule
January 21 and February 18, 2027	Working meetings
March 18, 2027	Final Committee meeting, held as a separate evening meeting: recommendation adopted
March 25, 2027	Recommendation presented at the Board's budget workshop

The Committee may set different working-meeting dates, within the limit in Section 9.

11. Term

The Committee dissolves when the Board adopts its Fiscal Year 2028 assessments, or on September 30, 2027, whichever comes first.

After delivering its recommendation, the Committee continues to exist, without regular meetings, so that members may present the recommendation at the Board's budget workshops and public hearing. The Board may extend, amend, or dissolve the Committee at any time by motion.

12. Proposed motion (October 15, 2026)

Move to establish the Assessment Methodology Advisory Committee pursuant to Rule 2.5 of the District's Rules and Policies, as a temporary advisory committee with the charge, membership, and schedule set forth in the draft charter presented; to designate Chairman Daniel Leet as Board liaison; to direct the District Manager to issue a call for applications under the draft charter's terms, with applications due November 5, 2026; and to direct District Counsel to review the draft charter, with a final charter presented for adoption at the November 19, 2026 meeting together with appointments.

DRAFT PREPARED BY DAN LEET

BLANK PAGE

Call for Applications: Assessment Methodology Advisory Committee

Sep 30, 2026 · @Dan

Harmony Community Development District is seeking eight property owners to serve on a resident advisory committee reviewing how the District divides its operations and maintenance assessment. Applications are due Nov 5, 2026.

Draft, subject to District Counsel review. For release only if the Board establishes the committee on October 15, 2026. Remove this note before distribution.

About the committee

The committee will recommend to the Board of Supervisors how the District's operations and maintenance (O&M) assessment should be divided among properties, starting in Fiscal Year 2028. Any change would first appear on the November 2027 property tax bill.

The committee will review the District's current method, the alternative presented to the Board in June 2026, and other options, including how to treat homes served by CDD-maintained alleys. It will present a written recommendation at the Board's March 25, 2027 budget workshop.

The committee is advisory. The Board makes the final decision after public hearings in 2027.

Seats

The committee has eight voting seats, two in each of four areas. Apply for the area where you own your home.

Area	Neighborhoods	Seats	Seat rule
Ashley Park	Ashley Park condominiums and townhomes	2	One condominium owner and one townhome owner
Birchwood, Cypress, Drake, and Estates	Birchwood, Cypress, Drake, the Estates	2	Members from different neighborhoods
Green, Rosewood, Hawthorne, and Cherry Hill	Green, Rosewood, Hawthorne, Cherry Hill	2	Members from different neighborhoods
Lakes, Enclave, and Waterside	South Lake, East Lake, North Lakes, the Enclave, Waterside	2	Members from different associations; Waterside counts as its own

Who may apply

You may apply if you own, or co-own on title, a home in the area you are applying for. Only one member of a household may serve.

You may not serve if you are:

- A member of the Board of Supervisors, or of a supervisor's household
- Elected to the Board of Supervisors on November 3, 2026
- An officer, employee, or contractor of the District

Tenants and other residents are welcome to speak during public comment at every committee meeting. Owners of golf course, commercial, or undeveloped land may contact the District Manager about designating a non-voting representative.

What members commit to

Members attend up to six public meetings between December 2026 and March 2027. Most meetings are expected just before regular Board meetings, at the Board's meeting location. The final meeting is a separate evening meeting.

Date	Meeting
December 17, 2026	First meeting: briefing from District Counsel, election of committee officers
January 21, 2027	Working meeting
February 18, 2027	Working meeting
March 18, 2027	Final meeting (evening): recommendation adopted
March 25, 2027	Recommendation presented at the Board's budget workshop

Committee members are covered by Florida's open-government laws:

- **Sunshine Law.** Members may not discuss committee business with one another outside a noticed public meeting, including by phone, email, text, or social media.
- **Public records.** Written communications about committee business, including on personal phones and accounts, are public records and must be kept.

How to apply

Send the form below to the District Manager so it is received by November 5, 2026.

- **Email:** mullinsl@pfm.com
- **Mail or delivery:** Lynne Mullins, District Manager, PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817
- **Questions:** (407) 723-5900

The Board expects to adopt the committee's final charter and appoint members at its November 19, 2026 meeting. If the final charter changes the seats or who is eligible, the District may ask you to confirm your eligibility before appointment. Applications are public records, including any contact information you provide, and will be included in that meeting's agenda package.

Application form

Item	Your answer
Name	
Home address in Harmony	
Parcel ID (optional; shown on your tax bill)	
Area applied for	
Neighborhood or association (for Ashley Park, condominium or townhome)	
Email	
Phone	

Eligibility. Check each statement.

- ☐ I own, or co-own on title, the home listed above.
- ☐ I am not a member of the Board of Supervisors or of a supervisor's household.
- ☐ I understand I cannot serve if I am elected to the Board of Supervisors on November 3, 2026.
- ☐ I understand only one member of a household may serve.
- ☐ I am not an officer, employee, or contractor of the District.
- ☐ I understand that committee meetings and my written communications about committee business are subject to Florida's Sunshine Law and Public Records Act.

Why do you want to serve? Please answer in 250 words or fewer.

Signature: _____ **Date:** _____



Harmony Community Development District

Volunteer Insurance

Blake Firth

From: Lynne Mullins
Sent: Wednesday, October 7, 2026 1:23 PM
To: Blake Firth
Subject: FW: Harmony CDD - Garden Club Member Waiver

Hi Lynne, the minimum premium is \$850 annually.

Thanks!

Charisse Bitner, CLCS

Account Manager

Egis Insurance & Risk Advisors

250 International Parkway, Suite 330

Lake Mary, FL 32746-5022

Direct: (321) 320.7665

Mobile: (321) 292.2146

Fax: (407) 732.7321

Email: cbitner@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

BLANK PAGE

**WAIVER AND RELEASE OF LIABILITY
FOR DISTRICT TRACTOR USE**
Harmony Community Development District

This Waiver and Release of Liability ("**Release**") is executed by _____ ("**Garden Club Member**"), who hereby releases the Harmony Community Development District ("**District**"), and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives, and agents, and all of the successors and assigns of the foregoing (together, "**Released Parties**"). The Garden Club Member desires to make use of a District-owned tractor ("**Tractor**") for use on District-owned property.

Garden Club Member understands that Garden Club Member is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Garden Club Member's involvement in the above-listed activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Garden Club Member to use the Tractor, the sufficiency and adequacy of which are hereby acknowledged by Garden Club Member, I, the Garden Club Member, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my use of the Tractor. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities. I also agree to reimburse the District for any damage to the Tractor or other District real or personal property caused by my negligence or willful misconduct.
2. **Insurance:** Further, I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including, but not limited to, medical, health, or disability benefits or insurance of any nature in the event of my injury, illness, death, or damage to my property.
3. **Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my participation in the above-listed activity.
4. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____

Date: _____

Participant

Signature: _____

(if Participant is 18 years of age or older)

Parent/Guardian

Signature: _____

(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, *Florida Statutes*, 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, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.



Harmony Community Development District

Payment Authorization Nos. 049 – 051

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 49

9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9629331	Berman Construction LLC (HARCDD)	08/31/2026	Harmony CDD	438.20
F7BA084D-0162	Osceola News-Gazette (HARCDD)	09/15/2026	Harmony CDD	96.75
39921-091026	OUC (HARCDD)	09/10/2026	Harmony CDD	11,583.97
1617991W460	Waste Connections of Florida (HARCDD)	09/15/2026	Harmony CDD	550.90
Total:				12,669.82

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 50

9/25/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9628755	Berman Construction LLC (HARCDD)	08/20/2026	Harmony CDD	132.27
2853928	DoorKing Inc. (HARCDD)	09/19/2026	Harmony CDD	49.95
157766	Dragonfly Pond Works (HARCDD)	09/17/2026	Harmony CDD	5,400.00
34339	Egis Insurance Advisors (HARCDD)	09/21/2026	Harmony CDD	25,399.00
228765	Pegasus Engineering, LLC (HARCDD)	09/22/2026	Harmony CDD	2,924.50
46710-092326	Toho Water Authority (HARCDD)	09/23/2026	Harmony CDD	0.00
8782	VGlobalTech (HARCDD)	08/01/2026	Harmony CDD	210.00
8909	VGlobalTech (HARCDD)	09/01/2026	Harmony CDD	210.00
Total:				34,325.72

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 51

10/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9629803	Berman Construction LLC (HARCDD)	10/01/2026	Harmony CDD	28,965.52
9629956	Berman Security Agency LLC (HARCDD)	10/01/2026	Harmony CDD	105.00
2026.09.24	Brittany Coronel (HARCDD)	09/24/2026	Harmony CDD	200.00
2026.09.24	Daniel Leet (HARCDD)	09/24/2026	Harmony CDD	200.00
INV-104024	Flock Group Inc. (HARCDD)	09/05/2026	Harmony CDD	9,500.00
3778001	Kutak Rock LLP (HARCDD)	07/21/2026	Harmony CDD	8,509.50
3815716	Kutak Rock LLP (HARCDD)	09/27/2026	Harmony CDD	7,030.83
2026.09.24	Lucas Chokanis (HARCDD)	09/24/2026	Harmony CDD	200.00
2026.09.24	Marcela Bartlett (HARCDD)	09/24/2026	Harmony CDD	200.00
F7BA084D-0163	Osceola News-Gazette (HARCDD)	09/29/2026	Harmony CDD	139.98
F7BA084D-0166	Osceola News-Gazette (HARCDD)	10/05/2026	Harmony CDD	65.88
DM-09-2026-28	PFM Management Services LLC (HARCDD)	09/01/2026	Harmony CDD	5,416.63
1997518092826	Spectrum Business (HARCDD)	09/28/2026	Harmony CDD	120.00
03760-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	1,971.98
12210-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	1,749.95
19280-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	146.14
25108-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	2,738.73
33910-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	360.98
33920-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	1,013.36
35419-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	1,822.36
41279-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	672.04
44380-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	89.53
48250-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	185.56
48380-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	1,266.28
55740-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	31.62
62780-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	368.14
74910-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	93.97
74920-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	16.94
74940-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	11.63
74950-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	86.81
74960-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	278.28
74980-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	79.65
74990-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	192.49
75000-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	774.67
90300-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	70.33
90660-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	50.08
90670-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	17.71
90680-092826	Toho Water Authority (HARCDD)	09/28/2026	Harmony CDD	11.63
225730	United Land Services (HARCDD)	09/21/2026	Harmony CDD	997.71
227383	United Land Services (HARCDD)	10/01/2026	Harmony CDD	60,782.66
Total:				136,534.57

Secretary / Assistant Secretary

Chairman / Vice Chairman



Harmony Community Development District

District Financial Position and Budget to Actual YTD



Harmony CDD

September 2026 Financial Report

September 30, 2026

PFM Management Services LLC

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



Harmony Community Development District

Management Report to the Board of Supervisors

Fiscal year-end results through September 30, 2026 (unaudited)

Prepared by PFM Management Services LLC

Summary

FY 2026 ended with spending above the adopted budget. Net revenues of \$2,862,439 finished 1.2% ahead of budget, while General Fund expenditures of \$3,031,210 finished 7.2% over, an overage of \$202,559. The main contributors were:

- The first sidewalk repair payment, which brought that line to \$174,887 against a \$150,000 budget.
- About \$124,000 of items that were not budgeted.
- Overruns in water/sewer, landscaping, invasive plant control, and equipment repairs.

Revenue above budget (\$33,788) and unbudgeted interest income (\$104,832) offset \$138,620 of the overage. The remaining \$63,939 is the net loss on a budget basis. We recommend the Board address budget authority by amending the FY 2026 budget at the November meeting.

These figures are preliminary. Several September water and landscaping invoices are still outstanding, and year-end accruals or audit adjustments may also change them.

	Through 9/30/2026
Net revenues	\$2,862,439 (101.2% of budget)
Total expenditures (includes \$280,000 reserve transfer)	\$3,031,210 (107.2% of budget)
Loss from operations	(\$168,771)
Interest income (unbudgeted)	\$104,832
Net loss, budget basis	(\$63,939)
General Fund change in net assets (excluding the reserve transfer)	+\$216,061
General Fund checking + reserve accounts	\$2,159,333
Net assets, all funds	\$4,454,183 (up \$374,726 for the year)
Bonds outstanding	\$9,415,000

Revenue

On-roll assessments were \$2,953,755, or 100.25% of the \$2,946,511 budget. Discounts and refunds were \$93,506 against \$117,860 budgeted, a \$24,354 favorable difference. Together these put net revenues \$33,788 ahead of plan. The District also earned **\$104,832 of interest income**, none of which was budgeted.



Expenses by Category

Category	Actual	Adopted Budget	Over / (Under)	% Spent
Administrative	\$353,155	\$327,177	\$25,978	107.9%
Field Management	\$364,849	\$331,035	\$33,814	110.2%
Security	\$9,162	\$36,000	(\$26,838)	25.5%
Utilities	\$472,968	\$442,000	\$30,968	107.0%
Landscaping & Irrigation	\$1,094,483	\$1,014,739	\$79,744	107.9%
General (includes \$280K reserve transfer)	\$708,772	\$648,000	\$60,772	109.4%
Insurance	\$27,821	\$29,700	(\$1,879)	93.7%
Total	\$3,031,210	\$2,828,651	\$202,559	107.2%

Lines Over Budget

Line Item	Actual	Budget	Over By	% of Budget
Water-Sewer	\$315,577	\$225,000	\$90,577	140%
Landscaping Maintenance & Material	\$790,174	\$746,392	\$43,782	106%
Repair & Maintenance – Equipment	\$49,554	\$10,000	\$39,554	496%
Invasive Plant Maintenance	\$85,168	\$50,000	\$35,168	170%
Field Management	\$364,849	\$331,035	\$33,814	110%
Engineering	\$100,566	\$75,000	\$25,566	134%
Sidewalk Panel Repair & Replacements	\$174,887	\$150,000	\$24,887	117%
Parks & Facilities	\$65,028	\$55,000	\$10,028	118%
Irrigation	\$35,670	\$30,000	\$5,670	119%
Amenity – Pool Maintenance	\$65,068	\$60,000	\$5,068	108%

Smaller lines also ran over: Refuse Removal (147%, \$1,885 over), Legal Advertising (240%, \$1,686 over), and Management (\$1,500 over for an additional budget workshop). Invasive plant maintenance required treatments beyond the original scope.

Items That Weren't Budgeted

Five items totaling about **\$124,300** had no budget:

- **Pond Maintenance:** \$59,400, from a new contract that started in 2026
- **Landscaping Improvements:** \$25,410
- **Pool Furniture:** \$21,586
- **District Counsel – Extraordinary:** \$13,365. Combined with regular counsel fees, total legal spending was \$79,315 against a \$75,000 budget.
- **Website Maintenance:** \$4,560



Lines That Came In Under Budget

- **Streetlights:** \$120,737 of \$160,000, or \$39,263 under
- **Tree Trimming:** \$3,805 of \$40,000 (10%)
- **R&M Ponds/Lake/Drainage:** \$19,167 of \$50,000 (38%)
- **Security:** \$9,162 of \$36,000 (25%)
- **Electric:** \$30,769 of \$43,000 (72%)
- **Miscellaneous / Contingency:** \$31,282 of \$50,000 (63%)
- **No activity:** Capital Outlay – Vehicles (\$15,000), Roads & Alleyway (\$10,000), and Streetlight R&M (\$10,000)

What Could Still Change

- **Outstanding September invoices.** Several water and landscaping invoices for September have not yet been received or posted. Both categories are already over budget (Water-Sewer at 140%, Landscaping Maintenance & Material at 106%). Each additional \$10,000 of invoice widens the budget-basis net loss by the same amount.
- **Year-end accruals and audit adjustments.**

Cash and Net Position

The budget-to-actual report records \$280,000 as Transfer to Reserve, which counts as an expenditure there. The Statement of Activities excludes it, and on that basis the General Fund change in net assets is +\$216,061.

General Fund, as of 9/30/2026	Balance
Checking	\$321,379
Reserve account	\$1,837,954
Restricted deposit account	\$4,025
Accounts payable (posted, not yet paid)	\$117,664

Utilities

Utility	Actual	Budget	% Used
Electric (OUC)	\$30,769	\$43,000	72%
Water/Sewer (Toho)	\$315,577	\$225,000	140%
Streetlights (OUC)	\$120,737	\$160,000	75%
Refuse Removal	\$5,885	\$4,000	147%
R&M – Streetlights	\$0	\$10,000	0%



Water/sewer is \$90,577 over budget, the largest dollar variance of any line. The utility tracker shows large month-to-month swings on several irrigation and reclaimed meters. For example, one Five Oaks Drive reclaimed meter billed about \$6,000 in October and again in November, then about \$71 in December.

Debt Service

Both bond series are current, and this year's principal and interest payments have been made.

	2014 Bond	2015 Bond
Principal paid	\$810,000	\$460,000
Interest paid	\$342,038	\$209,741
Collection agent	\$22,902	\$9,878
Debt service reserve	\$607,313	\$340,000
Revenue account	\$839,181	\$384,421
Prepayment account	\$14,753	\$219,661
Fund balance	\$1,461,246	\$944,083

Total bonds outstanding are **\$9,415,000**, with \$2,405,329 held in the debt service accounts. The 2015 series received **\$266,317 in prepayments** this year (about \$13,000 for the 2014 series). Prepayment funds remain in the prepayment accounts and will be applied to a bond payment in November 2026.

Items for Board Consideration

1. **Amendment of the FY 2026 budget at the November meeting.** Staff will bring final numbers and a proposed amendment reflecting final expenditures, the additional revenue and interest income, and the budget-basis net loss. Florida law allows a special district to amend its budget for a fiscal year at any time during the year or within 60 days after year-end, which for FY 2026 runs through November 29, 2026. Amendments adopted under subsection (6)(c) must also be posted on the district's website within 5 days of adoption.
2. **Engineering and extraordinary legal costs.** Engineering finished at 134% of budget, and District Counsel – Extraordinary was unbudgeted. The District Counsel amount of \$13,364.50 relate to the work perform regarding the bond refinance which the board opted not to finalize. The District Engineering cost includes payment to Common Oak Engineering totaling \$30,913.00 for the maintenance facility.
3. **Sidewalk project.** The first payment was made in September 2026. The contract remaining balance of \$58,235.60 plus amount to be costed based on decisions during September meeting.
4. **Water and irrigation.** Please see the Toho tracker and irrigation schedules with the field team.

We'll bring final September numbers, and the proposed amended budget, to the November meeting.



Harmony CDD
Statement of Financial Position
As of 9/30/2026

	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	\$ 321,378.89				\$ 321,378.89
Restricted Deposit Account - #8909	4,025.49				4,025.49
General Reserve Account - #3607	1,837,953.81				1,837,953.81
Prepaid Expenses	6,409.33				6,409.33
Debt Service Reserve - 2014 Bond		\$ 607,312.50			607,312.50
Revenue - 2014 Bond		839,181.25			839,181.25
Prepayment - 2014 Bond		14,752.53			14,752.53
Debt Service Reserve - 2015 Bond			\$ 340,000.00		340,000.00
Revenue - 2015 Bond			384,421.41		384,421.41
Prepayment - 2015 Bond			219,661.46		219,661.46
Total Current Assets	<u>\$2,169,767.52</u>	<u>\$1,461,246.28</u>	<u>\$ 944,082.87</u>	<u>\$ -</u>	<u>\$ 4,575,096.67</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$2,405,329.15	\$ 2,405,329.15
Amount To Be Provided				7,009,670.85	7,009,670.85
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$9,415,000.00</u>	<u>\$ 9,415,000.00</u>
Total Assets	<u><u>\$2,169,767.52</u></u>	<u><u>\$1,461,246.28</u></u>	<u><u>\$ 944,082.87</u></u>	<u><u>9,415,000.00</u></u>	<u><u>\$13,990,096.67</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 117,663.62				\$ 117,663.62
Deposits Payable	3,250.00				3,250.00
Total Current Liabilities	<u>\$ 120,913.62</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 120,913.62</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>\$ 120,913.62</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$9,415,000.00</u></u>	<u><u>\$ 9,535,913.62</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	309,566.36				309,566.36
Net Assets, Unrestricted		\$1,416,020.57			1,416,020.57
Current Year Net Assets, Unrestricted		45,225.71			45,225.71
Net Assets, Unrestricted			\$ 830,643.36		830,643.36
Current Year Net Assets, Unrestricted			113,439.51		113,439.51
Total Net Assets	<u><u>\$2,048,853.90</u></u>	<u><u>\$1,461,246.28</u></u>	<u><u>\$ 944,082.87</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,454,183.05</u></u>
Total Liabilities and Net Assets	<u><u>\$2,169,767.52</u></u>	<u><u>\$1,461,246.28</u></u>	<u><u>\$ 944,082.87</u></u>	<u><u>\$9,415,000.00</u></u>	<u><u>\$13,990,096.67</u></u>



Harmony CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$2,953,754.83				\$ 2,953,754.83
Assessment - Refund and Discounts	(93,505.65)				(93,505.65)
Garden Lot	820.00				820.00
Facility Rental Revenue	1,165.00				1,165.00
Other Income & Other Financing Sources	204.94				204.94
On-Roll Assessments - 2014 Bond		\$ 1,184,580.33			1,184,580.33
Assessments - Prepayment		13,071.81			13,071.81
Assessment Refund / Discounts		(37,499.72)			(37,499.72)
On-Roll Assessments - 2015 Bond			\$ 510,940.43		510,940.43
Other Assessments - Prepayment			266,317.44		266,317.44
Assessment Refund / Discounts			(16,174.61)		(16,174.61)
Total Revenues	\$2,862,439.12	\$ 1,160,152.42	\$ 761,083.26	\$ -	\$ 4,783,674.80
<u>Expenses</u>					
Supervisor Fees	\$ 10,400.00				\$ 10,400.00
Public Officials' Liability Insurance	4,431.00				4,431.00
Trustee Services	10,526.96				10,526.96
Management	66,500.00				66,500.00
Field Management	364,849.40				364,849.40
Engineering	100,565.50				100,565.50
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	65,950.11				65,950.11
District Counsel - Extraordinary	13,364.50				13,364.50
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	2,885.93				2,885.93
Miscellaneous / Contingency	30.60				30.60
Meeting Room	2,950.00				2,950.00
Web Site Maintenance	4,560.00				4,560.00
Operating Supplies - Fuel, Oil, etc.	5,633.05				5,633.05
Dues, Licenses, and Fees	175.00				175.00
Security	6,118.80				6,118.80
Security - Wifi	3,042.93				3,042.93
Electric	30,769.32				30,769.32
Refuse Removal	5,884.94				5,884.94
Water-Sewer	315,576.66				315,576.66
R&M - Ponds/Buck, Lake/Drainage	19,166.50				19,166.50
Irrigation Repairs	35,669.89				35,669.89
Amenity - Pool Maintenance	65,068.00				65,068.00
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	49,553.50				49,553.50



Harmony CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Pond Maintenance	59,400.00				59,400.00
Landscaping Maintenance & Material	790,174.02				790,174.02
Landscape Improvements	25,409.52				25,409.52
Tree Trimming	3,805.00				3,805.00
Miscellaneous / Contingency	31,281.72				31,281.72
Parks & Facilities	65,027.57				65,027.57
Garden Lot Expenses	1,129.62				1,129.62
Invasive Plant Maintenance	85,167.50				85,167.50
Mulch	77,600.00				77,600.00
Annuals	10,500.00				10,500.00
Streetlights	120,736.79				120,736.79
Sidewalk Panel Repair & Replacements	174,887.00				174,887.00
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	<u>\$2,751,209.92</u>	<u>\$ 1,174,939.97</u>	<u>\$ 679,619.07</u>	<u>\$ -</u>	<u>\$ 4,605,768.96</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 104,831.51				\$ 104,831.51
Interest Income		\$ 60,013.26			60,013.26
Interest Income			\$ 31,975.32		31,975.32
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 104,831.51</u>	<u>\$ 60,013.26</u>	<u>\$ 31,975.32</u>	<u>\$ -</u>	<u>\$ 196,820.09</u>
Change In Net Assets	\$ 216,060.71	\$ 45,225.71	\$ 113,439.51	\$ -	\$ 374,725.93
Net Assets At Beginning Of Year	<u>\$1,832,793.19</u>	<u>\$ 1,416,020.57</u>	<u>\$ 830,643.36</u>	<u>\$ -</u>	<u>\$ 4,079,457.12</u>
Net Assets At End Of Year	<u><u>\$2,048,853.90</u></u>	<u><u>\$ 1,461,246.28</u></u>	<u><u>\$ 944,082.87</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,454,183.05</u></u>



Harmony CDD
Budget to Actual
For the Month Ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 2,953,754.83	\$ 2,946,511.00	\$ 7,243.83	\$ 2,946,511.00	100.25%
Assessment - Refund and Discounts	(93,505.65)	(117,860.00)	24,354.35	(117,860.00)	79.34%
Facility Rental Revenue	1,165.00	-	1,165.00	-	0.00%
Garden Lot	820.00	-	820.00	-	0.00%
Other Income and Other Financing Sources	204.94	-	204.94	-	0.00%
Net Revenues	\$ 2,862,439.12	\$ 2,828,651.00	\$ 33,788.12	\$ 2,828,651.00	101.19%
<u>Expenditures</u>					
<u>Administrative Expenses</u>					
Supervisor Fees	\$ 10,400.00	\$ 14,000.00	\$ (3,600.00)	\$ 14,000.00	74.29%
FICA Expense	-	1,072.00	(1,072.00)	1,072.00	0.00%
Trustee Services	10,526.96	10,000.00	526.96	10,000.00	105.27%
Management	66,500.00	65,000.00	1,500.00	65,000.00	102.31%
Engineering	100,565.50	75,000.00	25,565.50	75,000.00	134.09%
Assessment Collection Cost	57,107.39	58,930.00	(1,822.61)	58,930.00	96.91%
Disclosure Agent	2,200.00	2,200.00	-	2,200.00	100.00%
Property Appraiser	1,530.61	1,000.00	530.61	1,000.00	153.06%
District Counsel	65,950.11	75,000.00	(9,049.89)	75,000.00	87.93%
District Counsel - Extraordinary	13,364.50	-	13,364.50	-	0.00%
Recording Secretary	-	2,000.00	(2,000.00)	2,000.00	0.00%
Audit	4,400.00	5,000.00	(600.00)	5,000.00	88.00%
Arbitrage Calculation	1,000.00	1,500.00	(500.00)	1,500.00	66.67%
Postage & Shipping	1,457.34	1,000.00	457.34	1,000.00	145.73%
Legal Advertising	2,885.93	1,200.00	1,685.93	1,200.00	240.49%
Special Assessment Fees	7,500.00	9,100.00	(1,600.00)	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	5,000.00	(2,050.00)	5,000.00	59.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Website Maintenance	4,560.00	-	4,560.00	-	0.00%
Total Administrative Expenses	\$ 353,155.30	\$ 327,177.00	\$ 25,978.30	\$ 327,177.00	107.94%
<u>Field Expenses</u>					
Field Management	\$ 364,849.40	\$ 331,035.00	\$ 33,814.40	\$ 331,035.00	110.21%
Total Field Expenses	\$ 364,849.40	\$ 331,035.00	\$ 33,814.40	\$ 331,035.00	110.21%
<u>Security Expenses</u>					
Security	\$ 6,118.80	\$ 30,000.00	\$ (23,881.20)	\$ 30,000.00	20.40%
Security - Wifi	3,042.93	6,000.00	(2,957.07)	6,000.00	50.72%
Total Security Expenses	\$ 9,161.73	\$ 36,000.00	\$ (26,838.27)	\$ 36,000.00	25.45%
<u>Utility Expenses</u>					
Electric	\$ 30,769.32	\$ 43,000.00	\$ (12,230.68)	\$ 43,000.00	71.56%
Refuse Removal	5,884.94	4,000.00	1,884.94	4,000.00	147.12%
Water-Sewer	315,576.66	225,000.00	90,576.66	225,000.00	140.26%
Streetlights	120,736.79	160,000.00	(39,263.21)	160,000.00	75.46%
Repair & Maintenance - Streetlights	-	10,000.00	(10,000.00)	10,000.00	0.00%
Total Utility Expenses	\$ 472,967.71	\$ 442,000.00	\$ 30,967.71	\$ 442,000.00	107.01%
<u>Landscaping and Irrigation Expenses</u>					
Landscaping Maintenance & Material	\$ 790,174.02	\$ 746,392.00	\$ 43,782.02	\$ 746,392.00	105.87%
Landscaping Improvements	25,409.52	-	25,409.52	-	0.00%
Tree Trimming	3,805.00	40,000.00	(36,195.00)	40,000.00	9.51%
Parks & Facilities	65,027.57	55,000.00	10,027.57	55,000.00	118.23%



Harmony CDD
Budget to Actual
For the Month Ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Garden Lot Expenses	1,129.62	2,000.00	(870.38)	2,000.00	56.48%
Invasive Plant Maintenance	85,167.50	50,000.00	35,167.50	50,000.00	170.34%
Mulch	77,600.00	77,347.00	253.00	77,347.00	100.33%
Annuals	10,500.00	14,000.00	(3,500.00)	14,000.00	75.00%
Irrigation	35,669.89	30,000.00	5,669.89	30,000.00	118.90%
Total Landscaping & Irrigation Expenses	\$ 1,094,483.12	\$ 266,184.75	\$ 79,744.12	\$ 1,014,739.00	107.86%
<u>General Expenses</u>					
Pond Maintenance	\$ 59,400.00	\$ -	\$ 59,400.00	\$ -	0.00%
R&M - Ponds/Buck, Lake/Drainage	19,166.50	50,000.00	(30,833.50)	50,000.00	38.33%
Amenity - Pool Maintenance	65,068.00	60,000.00	5,068.00	60,000.00	108.45%
Amenity - Pool Furniture	21,586.00	-	21,586.00	-	0.00%
Repair & Maintenance - Vehicles	2,195.89	15,000.00	(12,804.11)	15,000.00	14.64%
Repair & Maintenance - Equipment etc	49,553.50	10,000.00	39,553.50	10,000.00	495.54%
Roads & Alleyway	-	10,000.00	(10,000.00)	10,000.00	0.00%
Sidewalk Panel Repair & Replacements	174,887.00	150,000.00	24,887.00	150,000.00	116.59%
Operating Supplies - Fuel, Oil, etc.	5,633.05	8,000.00	(2,366.95)	8,000.00	70.41%
Transfer to Reserve	280,000.00	280,000.00	-	280,000.00	100.00%
Capital Outlay - Vehicles	-	15,000.00	(15,000.00)	15,000.00	0.00%
Miscellaneous / Contingency	31,281.72	50,000.00	(18,718.28)	50,000.00	62.56%
Total General Expenses	\$ 708,771.66	\$ 648,000.00	\$ 60,771.66	\$ 648,000.00	109.38%
<u>Insurance Expenses</u>					
General Liability Insurance	\$ 5,489.00	\$ 29,700.00	\$ (24,211.00)	\$ 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	\$ 29,700.00	\$ (1,879.00)	\$ 29,700.00	93.67%
Total Expenditures	\$ 3,031,209.92	\$ -	\$ 202,558.92	\$ 2,828,651.00	107.16%
Income (Loss) from Operations	\$ (168,770.80)	\$ -	\$ (168,770.80)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 104,831.51	\$ -	\$ 104,831.51	\$ -	
Total Other Income (Expense)	\$ 104,831.51	\$ -	\$ 104,831.51	\$ -	
Net Income (Loss)	\$ (63,939.29)	\$ -	\$ (63,939.29)	\$ -	



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	\$ 24.91	\$ 298.94			
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	\$ 25.05	\$ 24.79	\$ 298.98			
OUC	9899239921	SCM10666	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	\$ 24.27	\$ 291.76			
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	\$ 24.40	\$ 24.91	\$ 25.05	\$ 25.05	\$ 299.76			
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	\$ 25.69	\$ 307.86			
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	\$ 24.27	\$ 291.37			
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	\$ 24.40	\$ 302.37			
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	\$ 24.66	\$ 295.78			
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	\$ 25.05	\$ 300.18			
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	\$ 24.27	\$ 296.53			
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	\$ 801.52	\$ 16,657.64			
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	\$ (40.46)	\$ 1,349.76			
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	\$ 33.31	\$ 401.61			
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	\$ 24.27	\$ 292.02			
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	\$ 531.87	\$ 5,485.38			
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	\$ 32.80	\$ 452.51			
OUC	9899239921	5ZR21255	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	\$ 56.46	\$ 683.51			
OUC	9899239921	SCM11116	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	\$ 24.91	\$ 298.96			
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	\$ 34.87	\$ 775.17			
OUC	9899239921	SCM11118	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	\$ 26.07	\$ 322.31			
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	\$ 24.27	\$ 291.37			
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	\$ 24.40	\$ 292.28			
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	\$ 25.69	\$ 314.30			
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	\$ 229.40	\$ 2,450.22			
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	\$ 30.86	\$ 430.68			
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	\$ 37.46	\$ 499.83			
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	\$ 302.23	\$ 3,628.34			
OUC	9899239921	MAINTENANCE	Neighborhood 1/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	\$ 507.60	\$ 6,093.88			
OUC	9899239921	MAINTENANCE	Neighborhood 1/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	\$ 741.84	\$ 8,905.93			
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	\$ 263.91	\$ 3,171.06			
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	\$ (979.88)	\$ 4,679.74			
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	\$ 121.84	\$ 3,014.40			
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	\$ 590.97	\$ 7,087.84			
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	\$ 214.90	\$ 2,577.40			
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	\$ 967.04	\$ 11,598.27			
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	\$ 399.06	\$ 4,784.06			
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	\$ 666.18	\$ 7,989.88			
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	\$ 376.08	\$ 4,510.49			
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	\$ 891.83	\$ 10,696.20			
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	\$ 2,611.01	\$ 31,315.37			
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	\$ 816.62	\$ 9,794.14			
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	\$ 677.72	\$ 8,139.72			
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	\$ 269.96	\$ 3,235.69			
		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	\$ 2,145.06	\$ 33,981.08
		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	\$ 9,438.91	\$ 131,222.41
				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	\$ 11,583.97	\$ 165,203.49
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	\$ 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	\$ 93.97	\$ 1,155.69			
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	\$ 6.47	\$ 13.36	\$ 16.94	\$ 16.94	\$ 13.36	\$ 13.30	\$ 16.94	\$ 16.94	\$ 13.36	\$ 16.94	\$ 13.36	\$ 16.94	\$ 174.85			
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	\$ 11.63	\$ 4,964.32			
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	\$ 0.30	\$ 72.79	\$ 86.81	\$ 93.97	\$ 43.85	\$ 11.63	\$ 76.07	\$ 93.97	\$ 76.07	\$ 86.81	\$ 86.81	\$ 86.81	\$ 815.89			
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	\$ 278.28	\$ 1,368.57			
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	\$ 79.65	\$ 1,181.44			
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	\$ 192.49	\$ 2,231.42			
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									



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	001525420-000855740	68934780	O 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	\$ 31.62	\$ 12,308.51
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	\$ 1,971.98	\$ 22,865.37
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	\$ 360.98	\$ 9,535.44
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	\$ 1,013.36	\$ 11,554.49
Toho Water	001525420-000944380	72940814 / 21072585	7124 S HARMONY SQUARE DRIVE POOLCBNA	\$ 502.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.33	\$ 89.53	\$ 89.53	\$ 934.09
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	\$ 185.56	\$ 32,464.70
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	\$ 1,266.28	\$ 29,357.32
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	\$ 2,738.73	\$ 13,667.22
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	\$ 368.14	\$ 6,462.27
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	\$ 1,822.36	\$ 5,727.17
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	\$ 672.04	\$ 16,273.81
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	\$ 29,366.84	\$ 344,399.57
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	\$ 550.90	\$ 5,407.24
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	\$ 550.90	\$ 5,407.24
Updated by MM: 10/6/2026 2:55 PM																\$ -



Harmony Community Development District

**Proposals from ULS
(Ratification)**

ADDITIONAL SERVICES ORDER NO. 246260
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 17, 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. **246260**, dated **September 17, 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 Ninety Seven Dollars and Seventy One Cents (\$997.71)** 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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 225730

Date	PO#
09/21/26	
Due Date	Terms
10/21/26	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 #246260 - 2" mainline repair 9/17/2026

Repaired 2" mainline break at E Irlo Bronson Memorial Hwy

Irrigation Repair				\$968.65
Labor Repair	9.00 Hrs	\$65.00	\$585.00	
2" MainLine parts	1.00 ea	\$383.65	\$383.65	

Job Fuel Surcharge **\$29.06**

Thank you for your business.

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

Subtotal	\$997.71
Sales Tax	\$0.00
Total	\$997.71
Credits/Payments	(\$0.00)
Balance Due	\$997.71

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 246268
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 30, 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. **246268**, dated **September 30, 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 Six Hundred Ninety Seven Dollars and Twenty Three Cents (\$1,697.23)** 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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 228167

Date	PO#
09/30/26	
Due Date	Terms
10/30/26	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 #246268 - 4" mainline repair 9/30/2026

Repaired 4" mainline break behind Harmony Golf Preserve Building 7251 Five Oaks Dr.

Irrigation Repair				\$1,697.23
Labor Repair 2 techs	20.00 Hrs	\$65.00	\$1,300.00	
4" MainLine parts	1.00 ea	\$397.23	\$397.23	

Thank you for your business.

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

Subtotal	\$1,697.23
Sales Tax	\$0.00
Total	\$1,697.23
Credits/Payments	(\$0.00)
Balance Due	\$1,697.23

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 250136
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 30, 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 30, 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 Three Hundred Sixty Six Dollars and Seventeen Cents (\$2,366.17)** 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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 228177

Date	PO#
09/30/26	
Due Date	Terms
10/30/26	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 #250136 - Clock replacement #13 and #15 9/30/2026

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

Irrigation Repair				\$2,297.25
4 zone controller installed	2.00 Each	\$475.00	\$950.00	
Wireless Rain Sensor	2.00 ea	\$230.69	\$461.37	
Module 9 sta	1.00 ea	\$324.30	\$324.30	
Module 3 sta	2.00 ea	\$82.43	\$164.85	
Module 16 sta	1.00 ea	\$396.73	\$396.73	

Job Fuel Surcharge **\$68.92**

Thank you for your business.

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

Subtotal	\$2,366.17
Sales Tax	\$0.00
Total	\$2,366.17
Credits/Payments	(\$0.00)
Balance Due	\$2,366.17

BLANK PAGE

ADDITIONAL SERVICES ORDER NO. 250254
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”), dated September 30, 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 30, 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 Eighty Seven Dollars and Seventy Nine Cents (\$987.79)** 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



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 228175

Date	PO#
09/30/26	
Due Date	Terms
10/30/26	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 #250254 - 2" valve track Tracked/located/repaired clock 7 zone 15 9/30/2026

Clock 7 zone 15 valve was not coming on. Tracked / Located and repaired / replaced.

Irrigation Repair				\$959.02
Labor - Orlando N Irrigation	6.00 Hrs	\$65.00	\$390.00	
Valve - In-operative/Replace (2" PEB)	1.00 ea	\$569.02	\$569.02	

Job Fuel Surcharge **\$28.77**

Thank you for your business.

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

Subtotal	\$987.79
Sales Tax	\$0.00
Total	\$987.79
Credits/Payments	(\$0.00)
Balance Due	\$987.79



Harmony Community Development District

**Proposals from ULS
(Consideration)**



Harmony Community Development District

Landscape Items



Harmony Community Development District

**Playground Deck and Stair Proposal from Creative
Recreation Products in an amount totaling \$7,250**

Creative Recreation Products **Quote 8860**

3000 W State Road 426

Oviedo, FL 32765 USA

4076958855

FLplaygrounds@gmail.com



ADDRESS	SHIP TO	DATE	TOTAL
Harmony CDD c/o Berman Prop Mgt 3501 Quadrangle Blvd, # 270 Orlando FL 32817	Harmony CDD 3472 Middlebrook Pl. St Cloud, FL 34773	10/05/2026	\$7,250.00

QTY	DESCRIPTION	RATE	AMOUNT
1	Replacement decks and stairs for Ditch Plains: - Lowest step - ADA transfer deck - Square decks (x3) - Transfer deck stair - 3ft - Middle Stairs - 2-ft	3,550.00	3,550.00
1	Installation of decks and steps; includes removal and disposal of old decks	2,950.00	2,950.00
1	Inbound freight, based on current conditions. NOTE: Freight cost will be re-evaluated at time of shipping and adjusted if necessary.	750.00	750.00

- NOTES:
- 50% Deposit due with order.
 - Balance due upon completion: Net 15.
 - There is a 2.9% transaction fee if paying by credit card.
 - See CP Terms doc for additional details.

SUBTOTAL	7,250.00
TAX	0.00

TOTAL	\$7,250.00
-------	------------

THANK YOU.

Accepted By

Accepted Date

Quote valid for 30 days. We look forward to working with you!



Harmony Community Development District

**Swim Club Wading Pool Motor Repair Proposal
from Spies in an amount totaling \$1,125**

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



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

HARMONY CDD – SPLASH PAD
3500 HARMONY SQUARE DR WEST,
ST. CLOUD, FL, 34773

10/12/2026

ATTN: MANAGER

PER YOUR REQUEST THIS BID IS FOR REPAIRS TO THE **WADING POOL PUMP**. SPIES WILL INSTALL ONE NEW 1HP 3 PH MOTOR, SHAFT SEAL AND PUMP O-RING. PRICE INCLUDES ALL LABOR FOR THE REPAIR.

TOTAL: \$1,125.00 PLUS TAX

PLEASE NOTE: IF ANY OTHER PARTS ARE FOUND TO BE FAULTY AND IN NEED OF REPLACEMENT TO COMPLETE THIS REPAIR, THEY WILL BE REPLACED AND BILLED AS AN EXTRA TO THE ABOVE PRICE.

1 YEAR MANUFACTURER'S WARRANTY ON MOTOR EXCEPT FOR FLOODING, DAMAGED CAUSED BY SEAL FAILURE, OR POWER SURGES (LIGHTNING)

****PLEASE NOTE:** PER MANUFACTURER'S WARRANTY, THE MOTOR IS REQUIRED TO BE PROTECTED BY A MOTOR STARTER. IF WE FIND THE EXISTING MOTOR STARTER IS FAULTY, SPIES WILL INSTALL A NEW MOTOR STARTER AS AN ADDITION TO THE BID.

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:

BY: _____
TITLE: _____
DATE: _____

REGARDS,

JOHN DILLON
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



Harmony Community Development District

**Swim Club Bathroom Urinal Replacement Proposal
from K&R Plumbing in an amount totaling \$857.50**



K&R Plumbing, LLC
1031 Exchange Pl Ste 103
Saint Cloud, FL 34769
4079791033
tounya1@krplumbingservices.com
krplumbingservices.com

Proposal

ADDRESS

Grant Philbeck
Harmony COD- Berman
Corporation

SHIP TO

Grant Philbeck
Harmony COD- Berman
Corporation
7255 Five Oaks Drive
Harmony, FL 34773

PROPOSAL # 21673

DATE 10/14/2026

EXPIRATION DATE 10/29/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work	Scope of work proposed to be performed at: 7255 Five Oaks Drive, Harmony, FL 34773 K&R Plumbing proposes to replace the old urinal. We will have to remove the old urinal by removing the flush valve and then remove the urinal from the wall. We will then mount a new urinal and install a new flush valve assembly. If the urinal flange is damaged, K&R Plumbing will replace the flange with the approval from the Berman Corporation. Once the installation is complete, we will inspect for any leaks and caulk around the urinal. *K&R Plumbing is NOT responsible for any damages to the flange when removing the urinal, or the block wall that the urinal is mounted to. * **If the flange is found to be broken upon removal we will provide a price while on site. (This is due to not knowing what kind of flange it is until the urinal is fully removed)	1	857.50	857.50
Not Responsible	K&R Plumbing not responsible for backfilling of any type, tile, flooring, sheet rock, shelving, wall, landscaping, concrete repairs, or any unforeseen plumbing issues that shall arise that is out side the scope of work.	1	0.00	0.00
77 Our Proposal	We, K & R Plumbing, LLC propose the above scope of work, to be started on a date to be determined, for the total amount listed on this proposal. We reserve the right to update proposal amount for any unforeseen issues not listed in the scope of work. Submitted by: Matthew Boulton	1	0.00	0.00
78 Owner Acceptance	I, the owner or manager of the above listed address, do accept the above scope of work proposed by said company and to be completed by K & R Plumbing for the amount listed and to be completed on a date determined upon approval of this proposal. I understand that once work has started, there can be unforeseen issues that are not listed in this proposal and understand that K&R	1	0.00	0.00

DESCRIPTION		QTY	RATE	AMOUNT
	Plumbing will not perform any additional work unless I have given consent. Consent can be verbal or written (signed work order is assumed consent).			
99 Expires in 15 days	Please note that proposals will expire after 15 days due to costs of materials changing in pricing so frequently. If you are beyond your 15 days, please request a new proposal to be sent with updated pricing. Thank you for understanding in these unknown times.	1	0.00	0.00
79 Signature	Customer Signature:_____	1	0.00	0.00

All proposals are good for 15 days.

SUBTOTAL	857.50
TAX	0.00
TOTAL	\$857.50

Accepted By

Accepted Date



Harmony Community Development District

**Backflow Replacement and Testing Proposal from
K&R Plumbing in an amount totaling \$1,250**



K&R Plumbing, LLC
 1031 Exchange Pl Ste 103
 Saint Cloud, FL 34769
 4079791033
 tounya1@krplumbingservices.com
 krplumbingservices.com

Proposal

ADDRESS

Grant Philbeck
 Harmony COD- Berman
 Corporation

SHIP TO

Grant Philbeck
 Harmony COD- Berman
 Corporation
 3300 School House Road
 Harmony, FL 34773

PROPOSAL # 21672

DATE 10/14/2026

EXPIRATION DATE 10/29/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work	Scope of work proposed to be performed at: 3300 School House Road, Harmony, FL 34773 K&R Plumbing proposes to replace the existing 1" Backflow. K&R Plumbing will have to turn the water off to the location at the meter. Once the water is off and the system is drained; we will remove the old backflow at the union. We will then install a new 1" backflow. We will inspect the backflow for leaks. Once the installation is finished, we will perform a new certification test for the unit. *K&R Plumbing is NOT responsible for any damages or repairs needed to the landscaping or pipes outside of the Scope of Work. *	1	1,250.00	1,250.00
Not Responsible	K&R Plumbing not responsible for backfilling of any type, tile, flooring, sheet rock, shelving, wall, landscaping, concrete repairs, or any unforeseen plumbing issues that shall arise that is out side the scope of work.	1	0.00	0.00
77 Our Proposal	We, K & R Plumbing, LLC propose the above scope of work, to be started on a date to be determined, for the total amount listed on this proposal. We reserve the right to update proposal amount for any unforeseen issues not listed in the scope of work. Submitted by: Matthew Boulton	1	0.00	0.00
78 Owner Acceptance	I, the owner or manager of the above listed address, do accept the above scope of work proposed by said company and to be completed by K & R Plumbing for the amount listed and to be completed on a date determined upon approval of this proposal. I understand that once work has started, there can be unforeseen issues that are not listed in this proposal and understand that K&R Plumbing will not perform any additional work unless I have given consent. Consent can be verbal or written (signed work order is assumed consent).	1	0.00	0.00
99 Expires in 15 days	Please note that proposals will expire after 15 days due to costs of materials changing in pricing so frequently. If you are beyond	1	0.00	0.00

	DESCRIPTION	QT Y	RATE	AMOUN T
	your 15 days, please request a new proposal to be sent with updated pricing. Thank you for understanding in these unknown times.			
79 Signature	Customer Signature: _____ —	1	0.00	0.00

All proposals are good for 15 days.

SUBTOTAL	1,250.00
TAX	0.00
TOTAL	\$1,250.00

Accepted By

Accepted Date



Harmony Community Development District

**Buck Lake Restrooms Storm Drain Jetting Proposal
from K&R Plumbing in an amount totaling \$900**



K&R Plumbing, LLC
1031 Exchange Pl Ste 103
Saint Cloud, FL 34769
4079791033
tounya1@krplumbingservices.com
krplumbingservices.com

Proposal

ADDRESS

Grant Philbeck
Harmony COD- Berman
Corporation

SHIP TO

Grant Philbeck
Harmony COD- Berman
Corporation
3300 School House Road
Harmony, FL 34773

PROPOSAL # 21671

DATE 10/14/2026

EXPIRATION DATE 10/29/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work	Scope of work proposed to be performed at: 3300 School House Road, Harmony, FL 34773 K&R Plumbing proposes to Hydro Jet the storm drain at the 9x9 drainage box. We will Hydro Jet towards the lake/woods area. We will make sure that the line is flowing properly again. *K&R Plumbing is NOT responsible for any damages or repairs needed to the storm drain and drainage box.	1	900.00	900.00
Not Responsible	K&R Plumbing not responsible for backfilling of any type, tile, flooring, sheet rock, shelving, wall, landscaping, concrete repairs, or any unforeseen plumbing issues that shall arise that is out side the scope of work.	1	0.00	0.00
77 Our Proposal	We, K & R Plumbing, LLC propose the above scope of work, to be started on a date to be determined, for the total amount listed on this proposal. We reserve the right to update proposal amount for any unforeseen issues not listed in the scope of work. Submitted by: Matthew Boulton	1	0.00	0.00
78 Owner Acceptance	I, the owner or manager of the above listed address, do accept the above scope of work proposed by said company and to be completed by K & R Plumbing for the amount listed and to be completed on a date determined upon approval of this proposal. I understand that once work has started, there can be unforeseen issues that are not listed in this proposal and understand that K&R Plumbing will not perform any additional work unless I have given consent. Consent can be verbal or written (signed work order is assumed consent).	1	0.00	0.00
99 Expires in 15 days	Please note that proposals will expire after 15 days due to costs of materials changing in pricing so frequently. If you are beyond your 15 days, please request a new proposal to be sent with updated pricing. Thank you for understanding in these unknown times.	1	0.00	0.00
79 Signature	Customer Signature:_____	1	0.00	0.00

All proposals are good for 15 days.

SUBTOTAL	900.00
TAX	0.00
TOTAL	\$900.00

Accepted By

Accepted Date



Harmony Community Development District

Estates Storm Drainage Cleaning Proposals

Quote 1 - Shenandoah

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Drain Cleaning	Shenandoah	Jet-Vac Equipment	\$3,000.00	Per Day	4	\$12,000.00
	Shenandoah	Disposal Fee (Includes Travel)	\$750.00	Per Truck Load	3	\$2,250.00
	Shenandoah	Fuel Recovery Fee 10%	\$1,425.00	Each	1	\$1,425.00
					Grand Total	\$15,675.00

Quote 2 - Your Environment's Solution

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Drain Cleaning	Y.E.S	Jet-Vac (4 Hours)	\$4,250.00	4 Hours	1	\$4,250.00
					Grand Total	\$4,250.00

**PROPOSAL: P55475-v1****DATE:** October 12, 2026**SUBMITTED TO:** Berman Corp**ADDRESS:** 3501 Quadrangle Boulevard
Orlando, FL 328178**PHONE:** (689) 348-0008**EMAIL:** gphilbeck@bermancorp.com**WORK SITE:** 7191 Oak Glenn Trail, Orlando, FL**ATTENTION:** Grant Philbeck**JOB NAME:** Harmony - Storm Drainage Cleaning

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

Clean and remove debris from 5 catch basins and 4 manholes and connecting pipes highlighted in Blue.

Clean and remove debris from 3 catch basins and 3 manholes and connecting pipes highlighted in RED as shown on plans.

Jet-Vac Equipment	(at \$3,000.00 Per Day)	4 day(s)	\$12,000.00
Disposal Fee (Includes travel)	(at \$750.00 Per Truck Load)	3 truck load(s)	\$2,250.00
Fuel Recovery Fee 10%	(at \$1,425.00 Estimated)	1 Estimated	\$1,425.00

ESTIMATED BASE SERVICE TOTAL: \$15,675.00

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.

"As a reminder, this proposal is subject to a variable Fuel Recovery Fee to account for changes in the fuel costs associated with delivering our services. The applicable fee is based on the rate in effect on the date the work is performed and may adjust downward or upward as fuel costs change. The fee will be listed separately on your invoice."

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

DATE10/12/2026

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: _____

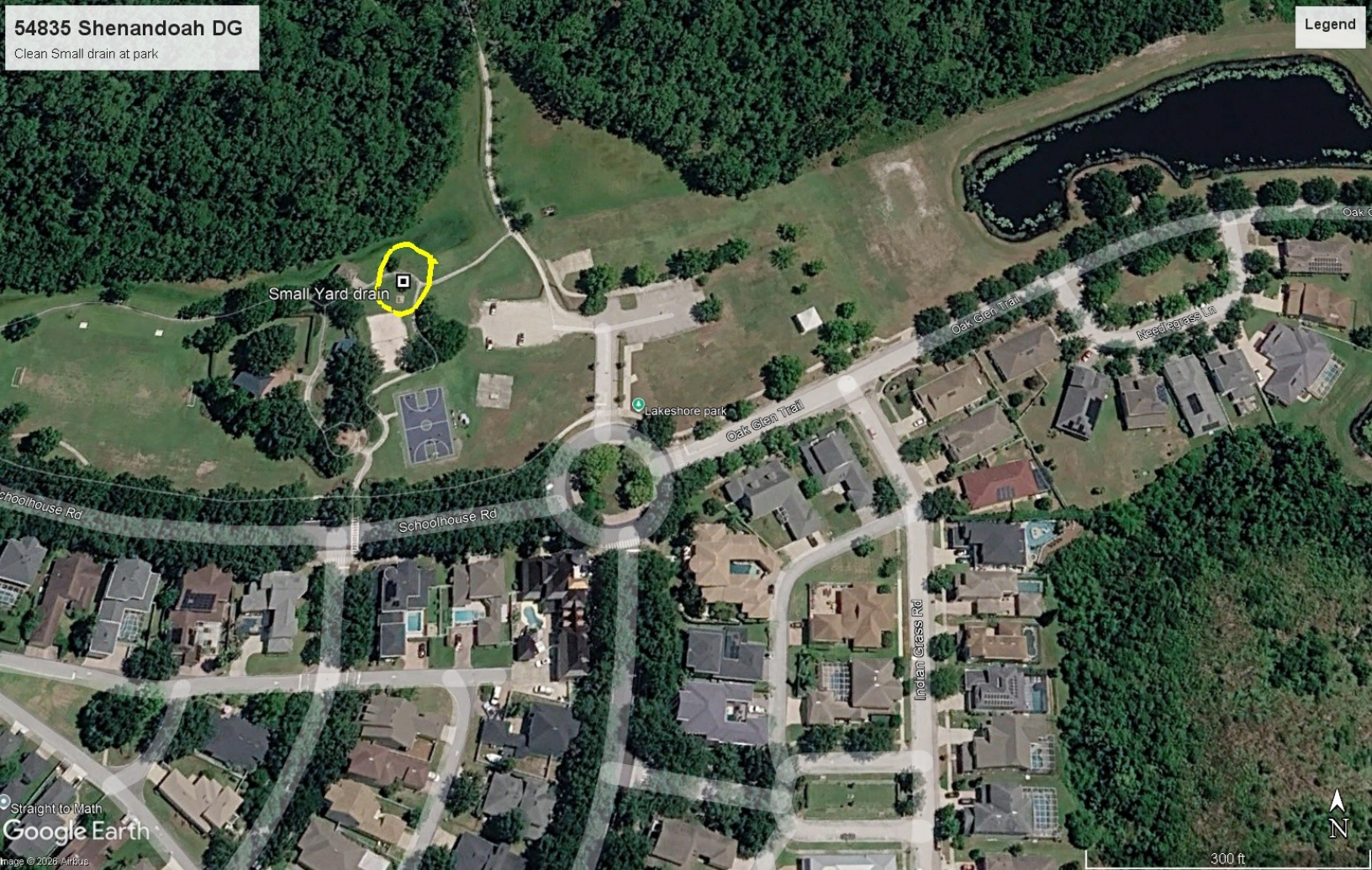
AP CONTACT: _____

AP PHONE #: _____

AP EMAIL: _____

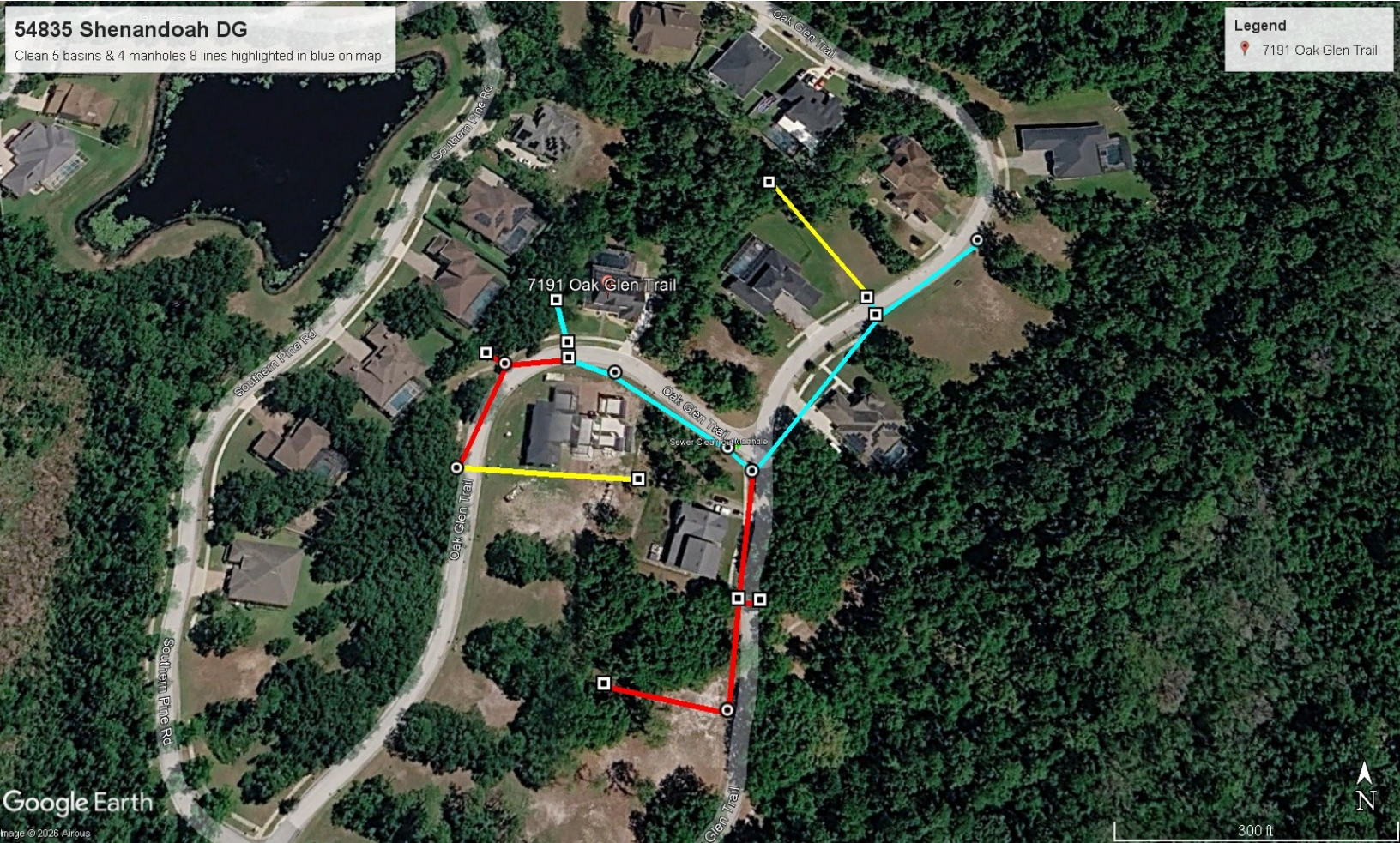
54835 Shenandoah DG
Clean Small drain at park

Legend



54835 Shenandoah DG
Clean 5 basins & 4 manholes 8 lines highlighted in blue on map

Legend
7191 Oak Glen Trail





BLANK PAGE

Quote Q502977

Approve

Contact Us

Your Environment's Solution, Inc.
428 5th Street
Orlando, Florida 32824
accounting@yesmailcenter.com
Tel: 407-426-8803



Quote: Q502977

Quote Date: 10/14/26
Expiration Date: 12/13/26

Customer

Harmony CDD
7191 Oak Glen Trail
St. Cloud, Florida 34773

Bill To

Harmony CDD
7191 Oak Glen Trail
St. Cloud, Florida 34773

Description

Storm drain inspection and cleaning

Line Items

Description	Unit Price	Qty	Amount
Jet Vac Location: The first is near 7191 Oak Glen Trail in the Estates, where standing water and debris buildup have been observed in the storm drains. To use a combination jet vac truck and boom truck for exploratory at the first location for four hours to attempt to locate and clear the line. Offsite disposal included. *No maps, or drawings for property. Property under water*	\$4,250.00	1.0	\$4,250.00

Deposit & Payment

Summary

Subtotal: \$4,250.00

Total: \$4,250.00

Terms & Conditions

Any alteration or deviation from the above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Workman's compensation and public liability insurance on the above work is to be taken out by Your Environment's Solution Inc.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

There will be additional charges for Third Party Platforms.

Contact Us

Your Environment's Solution, Inc.
428 5th Street
Orlando, Florida 32824
accounting@yesmailcenter.com
407-426-8803



Harmony Community Development District

Basketball Hoop Replacement Proposals

Quote 1 - Advantage Courts

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Basketball Hoop Replacement	Advantage Courts	Labor, materials, tools and equipment to remove and replace 2-adjustable basketball goals, including concrete foundations. The new goals will be First Team Titan Supreme or equal.	\$16,520.00	Full Quote	1	\$16,520.00
					Grand Total	\$16,520.00

Quote 2 - Coastal Courts

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Basketball Hoop Replacement	Coastal Courts	Remove and dispose of existing (2) basketball goal systems. Furnish and install (2) First Team Force Basketball goals.	\$13,575.00	Full Quote	1	\$13,575.00
					Grand Total	\$13,575.00



Harmony CCD
3300 Schoolhouse Road
St. Cloud, FL 34773
Attn: Grant
Phone: 689-348-0008
Email: gphilbeck@bermancorp.com

October 13, 2026

Advantage Courts proposes to furnish labor, materials, tools and equipment to remove and replace 2-adjustable basketball goals, including concrete foundations. The new goals will be First Team Titan Supreme or equal.

Proposal Price: \$16,520.00

50% deposit required to start; remainder due upon completion

Date : _____

Date: _____

For: Advantage Courts, LLC.

For: Harmony CCD

The above conditions and specifications are agreeable to the parties below unless modified in the remarks.

Exclusions:

- a. Surveying.
- b. All construction permits.
- c. Bond costs.
- d. Underground and overhead utility locates.
- e. Retaining Walls, drains, and concrete curbs.

Conditions: Our Proposal is based on the following:

- a. All work to be performed under one mobilization with access to all areas with heavy equipment and dump trucks.
- b. Job is done in sequence w/o interruption during normal working hours and days using one crew.
- c. All labor is open shop.
- d. Owner to provide access to water for flooding of courts and mixing materials and trash dumpster for waste disposal.

Thank you for considering Advantage Courts for this project.

Sincerely,

Jay Palmer

BLANK PAGE



QUOTE #974

SENT ON:

Oct 14, 2026

RECIPIENT:

Harmony CBD

3300 Schoolhouse Road
Harmony, Florida 34773

SENDER:

Coastal Courts

1070 Rainer Drive
Unit A
Altamonte Springs, Florida 32714

Phone: 407-822-9955
Email: estimating@coastalcourts.com
Website: www.coastalcourts.com

Product/Service	Description	Qty.	Unit Price	Total
Basketball Goal System Replacement	- Remove and dispose of existing (2) basketball goal systems. - Furnish and install (2) First Team Force basketball goals, equipped with 5" square, 3/16" thick posts, 36" x 60" aluminum backboards, and unbreakable fixed goals. Features EZ-Crank infinite height adjustment from 5'6" to 10', Spring-Assist adjustment system, rim height indicator, dual-strut extension arm, surface-mounted bolt-down anchor system for future removal and relocation, and Weatherguard rustproof undercoat protection.	1	\$13,575.00	\$13,575.00

Total	\$13,575.00
-------	-------------



QUOTE #974

SENT ON:

Oct 14, 2026

Reviews

Anthony Middlebrooks



Outstanding! Professional and responsive from start to finish. And a beautiful final product. Really appreciate their regular communication about the scheduling and progress; and both Nick and Kyle very responsive to questions. We will definitely be working with them in any future resurfacing or repair.

Catherine Tagliareni



I cannot say enough great things about Coastal Courts. From start to finish, every single person I worked with was professional, kind, knowledgeable, and incredibly thorough. They were accommodating throughout the entire process and always took the time to make sure every detail was handled correctly. Their pricing was lower than their competitors', and the quality of their work exceeded my expectations. They didn't just improve my court — they made it look and perform better than when it was originally installed. The attention to detail and pr...

Tee Wells



Very responsive and very professional. Outstanding work. Really helped with strategizing what I need and what I didn't need.

CONDITION OF SALE:

- This quote is valid for the next 30 days, after which values may be subject to change.
- Permits are not included.
- All labor is open shop, court must be accessible with heavy equipment, customer must provide a water source to flood court(s) and mix materials.
- Work can only be completed under acceptable weather conditions. Customer must turn off all sprinklers systems that may cause water to fall upon court(s).
- Coastal Courts is not responsible for damage to vegetation, driveways, sidewalks, curbs, or irrigation systems.
- Coastal Courts guarantees workmanship and material for one year after completion date. This guarantee excludes normal wear and tear, physical abuse or neglect, and any other condition beyond our control such as subbase settling, structural cracks, hydrostatic pressure, water vapor pressure bubbles, and intrusion of weeds or insects. Please note: As asphalt sport court age and weathers, it oxidizes, shrinks, and hardens, making it less flexible and more prone for cracks to reappear and new cracks to form. Coastal Courts does not warranty any new appearing or existing cracks reappearing. Cracks develop on sports courts for several reasons, below are the most common:
 - * Asphalt expands and contracts with temperature fluctuations, causing new cracks to appear and old cracks to reappear, most common in colder months.
 - * Loss of oils in asphalt causing the asphalt to dry out and be less flexible
 - * Changes in base stability, causing a crack reflecting through the surface.

PAYMENT TERMS

1. New Construction and Reconstruction Projects:

A 35% deposit is required to secure materials and schedule the project. A 35% progress payment will be due upon substantial completion of the asphalt or concrete and or fence phase, and the remaining 30% final payment will be due upon project completion.

2. Resurfacing Projects:

A 50% deposit is required prior to scheduling and mobilization. The remaining 50% balance will be due upon completion of



QUOTE #974

SENT ON:

Oct 14, 2026

the resurfacing work.

Please Note: All deposits are non-refundable once materials have been ordered or work has commenced. Payment must be made according to the schedule above to avoid project delays.

Signature: _____ **Date:** _____



Harmony Community Development District

Bass Boat Damage

Blake Firth

From: Sonllaliz Trujillo <STRUJILLO@EGISADVISORS.COM>
Sent: Tuesday, September 29, 2026 2:28 PM
To: Lynne Mullins
Cc: Blake Firth; DL-KEEN-Egis-Claims
Subject: RE: Incident Report and Replacement Options – 18-Foot Electric Bass Boat / Harmony CDD
Attachments: FIAD-100125755-001 Estimate.pdf; FIAD-100125755-001 Photos.pdf

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

Good afternoon,

Hope this email finds you well.

The inspection has been completed, and the repair estimate for the 1999 18 Electric Boat, VIN R1860VT, is attached for your review.

Please note that the estimated repair amount is below the applicable deductible; therefore, no further action will be taken at this time. If the repair facility identifies any additional damage related to this incident during the repair process, a supplemental estimate may be submitted for review and approval at:

<https://supplements.alacritystatus.com/>

Please let us know if you have any questions or need any further assistance.

Kind regards,

Sonllaliz Trujillo
Sr. Claims Coordinator
Egis Insurance & Risk Advisors
Direct: 407-204-7469
Mobile: 689-710-6451
Email: strujillo@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Sonllaliz Trujillo <STRUJILLO@EGISADVISORS.COM>
Sent: Friday, September 18, 2026 2:47 PM

Alacrity Solutions Melbourne FL
P. O. Box 471909, Fort Worth, TX 76147
Office: (866) 455-6540
Fax: (800) 866-4732
melbourne@alacritysas.com

Estimate ID
0546090011
S1
Claim Number
FIAD-100125755-001

Submit all supplement requests to: <https://supplements.alacritystatus.com>

Insured
Harmony CDD

Appraiser
Charlie Vourakis

Supplemented By
Charlie Vourakis

Classification
None

Classification
None

Insurance Carrier
EGIS INSURANCE AND RISK
ADVISORS

Additional Information

CONTACT DATE
N/A

EGIS INSURANCE AND RISK ADVISORS

Loss Type Collision	Claim Number FIAD-100125755-001	Adjuster Sonllaliz Trujillo (407) 204-7469 (Work) claims@egisadvisors.com	Deductible \$1,000.00 - Not Waived
Loss Date 09/14/2026	Inspection Site Buck Lake Dock School House Road and Cat Brier Tr, HARMONY, FL 34773	Inspection Date 9/23/2026	Repair Facility Buck Lake Dock School House Road and Cat Brier Tr, HARMONY, FL 34773

Additional Information

UNDERWRITING COMPANY N/A	FULL CLAIM NUMBER FIAD-100125755-001	INSURANCE CARRIER EGIS INSURANCE AND RISK ADVISORS	CARRIER STREET ADDRESS 250 INTERNATIONAL PRKWY
CARRIER CITY, STATE, ZIP LAKE MARY, FL 32746	Loss Type N/A		

1999 Marine

VIN R1860VT	Drivable Yes	Mitchell Service Code 910822
----------------	-----------------	---------------------------------

Primary Point of Impact
Unknown (14)

Harmony CDD | 1999 Marine

Description							Parts Profile		Parts Profile Version		
18' Lowe R1660 VCT Aluminum Bass Boat							FLORIDA PARTS		21.0		
LABOR							PART				
Line #	Description		Operation	Type	Total Units	CEG	Type	Number	Qty	Total Price	Tax
Special / Manual Entry											
1	900500	Starboard rub rail/trim/hardware	Remove / Install	Body*	1.0*	0.0	Existing				
2	900500	Starboard aluminum gunwale/channel	Repair	Body*	4.0*	0.0	Existing				
3	900500	Starboard Weld/metal separated areas	Repair	Body*	2.0*	0.0	Existing				
4	900500	Rivets/fasteners	Remove / Replace	Body*	1.0*	0.0	New		1	\$0.00*	Yes
5	900500	Body Supplies	Remove / Replace	Body*	0.0*	0.0	New		1	\$100.00*	Yes

* Judgment Item

T Included in Two Tone Calculation

Labor Note Applies

d Discontinued by Manufacturer

C Included in Clear Coat Calculation

A Included in Clear Coat and Two Tone Calculation

r CEG R&R Time Used for this Labor Operation

[] Verify the part number and price before ordering

Estimate Totals

Labor	Units	Rate	Sublet	Add'l Amount	Totals
Body Labor	8.0	\$95.00			\$760.00
Total Labor	8.0				\$760.00
				Taxable	\$760.00
				Tax 7.5000%	\$57.00
				Non-Taxable	\$0.00
				Pre-Tax Discount 0.00%	\$0.00
				Labor Total	\$817.00
Parts		Amount			
Taxable Parts		\$100.00			\$100.00
				Parts Adjustments	\$0.00
				Tax 7.5000%	\$7.50
				Non-Taxable	\$0.00
				Pre-Tax Discount 0.00%	\$0.00
				Parts Total	\$107.50
Costs		Amount			
Paint Materials		\$0.00			\$0.00
Shop Materials		\$0.00			\$0.00
Other Additional Costs		\$0.00			\$0.00
				Taxable	\$0.00
				Tax 7.5000%	\$0.00
				Non-Taxable	\$0.00
				Pre-Tax Discount 0.00%	\$0.00
				Costs Total	\$0.00

Estimate Totals

Gross Totals		Amount	
Gross Total		\$924.50	\$924.50
			Taxable \$860.00
			Tax \$64.50
			Non-Taxable \$0.00
			Pre-Tax Discount 0.00% \$0.00
			Gross Total \$924.50
Adjustments		Amount	
Deductible		-\$1,000.00	-\$1,000.00
Total Customer Responsibility			-\$924.50
	Net Estimate Total		\$0.00
	Less Original Net Total		\$924.50
	Net Supplement Amount		-\$924.50
	S1: Charlie Vourakis		-\$924.50

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT,IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

*****Notice*****

This is not an authorization for repair. All costs of repairs are the sole responsibility of the vehicle owner, who must authorize all repairs. Failure to deliver a copy of this appraisal to the repair shop by the vehicle owner may result in out of pocket expense to the vehicle owner. Providing a copy of this appraisal is not an acceptance of coverage or liability and all issues of coverage or liability are to be determined by the insurance carrier.

*****Notice*****

Deductibles may or may not be addressed or included in this appraisal. If applicable, the repairer should collect the deductible from the vehicle owner before releasing the repaired vehicle.

*****Notice*****

It is the repairer's responsibility to send notification of the supplement via our supplement link, fax or email including a statement whether the repairs have been halted on the vehicle. Alacrity Solutions will respond to your request within 24 hours. Please allow 48 hours to complete the supplement processing from the request date to ensure the vehicle is released.

Disclaimer: Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree.

Estimate Event Log

Job Created	9/21/2026 12:05 PM
Supplement 1 Started	9/28/2026 03:59 PM
Supplement 1 Printed	9/28/2026 03:59 PM
Supplement 1 Committed	9/28/2026 03:59 PM
Estimate Version	1
Estimate Retrieval ID	1011903683

Delta Report

Original Estimate & Supplement 1

Date & Time	Estimate ID	Supplement No.	Profile ID
9/28/2026	0546090011	Supplement 1	Southeast
3:59:57 PM			

Harmony CDD | 1999 Marine

Description	Damage Assessed By	Supplemented By	Date of Loss
18' Lowe R1660 VCT	Charlie Vourakis	Charlie Vourakis	09/14/2026
Aluminum Bass Boat			

Global Changes	Original Estimate	S1
Deductible	\$0.00	\$1,000.00
Insurance Pre-paid Amount	\$0.00	\$0.00

Estimate Line Changes - Primary Estimate

Supp/		LABOR				PART		
Line #	Item Description	Operation	Type	Total Units	CEG	Type	Number	Price
No changes to Repair Lines.								

Estimate Totals Changes

Estimate Type	Total Tax	Gross Total	Customer Responsibility	Net Estimate Total
Original Estimate	\$64.50	\$924.50	\$0.00	\$924.50
Supplement 1	\$64.50	\$924.50	-\$924.50	\$0.00

Net Estimate Totals

Estimate Type	Net Amount
Supplement 1	-\$924.50
Net Supplement	-\$924.50
Original Estimate	\$924.50
Net Estimate Total	\$0.00

Estimate Type	Program Calc Version	Data Versions
Original Estimate	7	SEP_26_V
Supplement 1	7	SEP_26_V

BLANK PAGE

Blake Firth

From: Grant Philbeck <gphilbeck@bermancorp.com>
Sent: Thursday, October 15, 2026 9:12 AM
To: Blake Firth
Cc: Lynne Mullins; Matthew Davenport
Subject: Bass Boat and 20' Pontoon Boat Update

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

Good morning,

I have been exploring options for removing the existing 20-foot pontoon and damaged bass boat from the lake, as well as launching the new pontoon when it arrives. After inspecting the lake, including the canals, I did not find a designated boat ramp or another location that appeared suitable for both launching and retrieving the boats.

During that search, I noticed a Harmony West resident had a pontoon similar in size to ours and stopped to ask how it had been launched. I spoke with Kathy Myers, who identified herself as a member of the Harmony West CDD. She explained that they used a small sandy ramp with exposed roots and that there is no designated boat ramp. That location appears potentially workable for launching the new pontoon, although retrieving our existing boats there would be considerably more difficult.

Kathy also indicated that she and her neighbor would be interested in acquiring both the 20-foot pontoon and the damaged bass boat, potentially with the motors and chairs still attached. If an acceptable arrangement could be reached that allows the boats to remain on the lake, this could eliminate the difficulty and expense of removing them from the water.

Separately, insurance denied our original claim for the bass boat hull, stating that the assessed damage fell below the \$1,000 deductible. I disputed that valuation and requested clarification on how their marine mechanic determined the amount. I am still awaiting a response.

Kathy would like to begin discussing terms. Before proceeding, I would like to bring this option to the board for consideration and advise whether they would support exploring a sale of the boats in their current condition?

Thank you,

Grant Philbeck

Property Management Associate

Phone: 689.348.0008
www.bermancorp.com





Harmony Community Development District

Berman Staffing Update

Blake Firth

From: Blake Firth
Sent: Tuesday, October 13, 2026 10:06 AM
To: Blake Firth
Subject: FW: Harmony staffing credit and October payment

From: Samantha Sharenow <samantha@bermancorp.com>
Sent: Tuesday, October 6, 2026 8:49 AM
To: Lynne Mullins <mullinsl@pfm.com>
Cc: Matthew Davenport <mdavenport@bermancorp.com>
Subject: RE: Harmony staffing credit and October payment

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

Lynne,

At the request of a Board member, we went back through the staffing records and contract to reconcile the credit owed to Harmony. That review must account for both uncovered contracted hours and the substantial additional resources Berman has provided at its own expense.

Over the last several months, we have contributed additional management time and field support to keep the property operating smoothly while continuing to address the issues we inherited when this contract began. Throughout this process, we have also supplemented labor from our maintenance division as required. We have continued recruiting with the goal of hiring the best candidates to bring lasting value to the community, rather than simply filling positions without regard to the quality of the team.

The Board's approach to this issue has left me concerned that the relationship and those additional contributions are not being valued. Accordingly, we have included the time previously absorbed by Berman as offsets in the credit reconciliation, using the applicable rates for each role. A review of missing hours must also recognize the additional hours and resources provided.

Based on the records and scheduled transition support reviewed, the proposed net credit is \$2,000.42. This includes uncovered contracted time, including PTO without replacement coverage, through October 1, offset by the additional GM support provided and Grant's 40 hours of scheduled training and transition support and Francisco's 16 additional coverage hours after October 1. The transition offsets will be confirmed against the hours worked. The full team is in process of onboarding currently including Grant's transition out of the property.

For the additional support offsets, we have limited this review to the period beginning with Grant's involvement. I am prepared to extend the review to the beginning of the contract if the Board wants a complete accounting of all additional resources Berman has contributed. Going forward, we will document every additional hour, obtain any approvals required under the contract, bill for authorized additional services, and credit contracted hours that are not worked or covered by replacement staffing.

I also want to express my disappointment with the way the last Board meeting was handled and the effect it had on our team's morale. I understand the Board's frustration and welcome accountability. However, I would have expected concerns of this significance to be raised directly with us beforehand, so we had an opportunity to discuss the facts and address them before a public meeting.

Recruiting for Harmony has also been made more difficult by Facebook posts suggesting that Berman will shortly be terminated. Applicants have expressed concern about accepting positions under those circumstances. The Board is

entitled to evaluate other options, including an in-house model, but public speculation about our termination while we are actively recruiting and supporting the property is counterproductive and, in my view, in poor taste.

If the Board is dissatisfied with Berman's performance, I encourage its members to reach out and continue discussing those concerns directly with us. We are here to be a valued partner to the community. Over the past year, our team has worked to correct legacy issues and manage costs within the funding the Board has authorized, including problems that require more extensive attention and investment than those budgets permit.

Please share this with the Board. If this proposed reconciliation and staffing plan are not sufficient, let me know specifically what remains unresolved. Berman will then determine how we wish to proceed with this contract. A productive relationship requires direct communication, mutual respect, and recognition of the work being contributed by both parties.

Thank you,

Well Being Notice: Receiving this email outside of normal working hours? Managing work and life responsibilities is unique for everyone. I have sent this email at a time that works for me. Please feel free to respond during normal working hours when it works for you.

Samantha Sharenow
Executive Vice President

Office: 407.522.7140 x702
Fax: 866.575.5341
Direct: 848.992.8357
www.bermancorp.com



BERMAN