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, November 19, 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. Swearing in Newly Elected Board Members
2. Consideration of the Meeting Minutes of the October 15, 2026, Board of Supervisors' Meeting
3. Consideration of **Resolution 2027-02, Election of Officers**

Business Matters

4. Discussion Items:
    1. EV Charging Station Removal/Relocation
    2. Orlando United Soccer Program
    3. Soccer Shots Field Use Request
    4. Proposed Parking Sign Installation
    5. Dog Injury Waiver
    6. O&M Assessment Methodology Workshop
    7. Sidewalk Project Update and Next Phase
    8. Potential Grant Resolution
    9. Five Oaks Speed Study
5. Consideration of **Resolution 2027-03, Surplus Property Resolution (Bass Boat)**
6. Consideration of **Resolution 2027-04, Surplus Property Resolution (Pontoon Boat)**
7. Consideration of **Resolution 2027-05, Reappointing Registered Agent**
8. Consideration of **Resolution 2027-06, Adopting an Amended Budget for Fiscal Year 2026**

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

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9. Authorization of RFQ for District Engineering, Design, and Design Criteria Professional Services under the CCNA
10. Review and Acceptance of Fiscal Year 2026 Goals, Objectives and Performance Measures and Standards Report

Consent Agenda

11. Ratification of Payment Authorizations Nos. 052 – 056
12. Ratification of Proposals from ULS:
    a. Work Authorization #254534 2 – 4" Mainline Repairs for $1,737.95
    b. Work Authorization #254568 3" Mainline Leak for $763.24
    c. Work Authorization #254579 2.5" Mainline Break for $609.13
    d. Work Authorization #254584 2 2" Valve Replacement $2,115.14
    e. Work Authorization #256290 Irrigation Repairs 4 Valves 1 Mainline for $1,807.25
13. Review of District Financial Position and Budget to Actual

United Landscape Services Management

14. Consideration of Proposals from ULS:
    a. Work Authorization #257860 Clock 2 Trouble Shoot 5 for $357.19
    b. Work Authorization #257863 Clock 4 Trouble Shoot 10 for $730.45
    c. Work Authorization #257865 Clock 5 Pool 3 for $1,345.38
    d. Work Authorization #257870 Clock 6 Trouble Shoot 40 for $2,680.45
    e. Work Authorization #257887 Clock 7 Trouble Shoot 30 for $2,030.45
    f. Work Authorization #257889 Clock 8 Trouble Shoot 30 for $235.24
    g. Work Authorization #260033 Harmony Mulch 2026 for $77,299.85
    h. Work Authorization #260034 Dead Tree Removal at School Tunnel for $2,825
15. Discussion Regarding Landscape Items

Berman Field Management

16. Consideration of Swim Club Bathroom Urinal Replacement Proposals
17. Consideration of Backflow Replacement and Testing Proposals
18. Consideration of Basketball Court Lighting Proposals
19. Consideration of Splash Pad Equipment Proposals
20. Consideration of Harmony Vehicle Proposals
21. Field Updates

Other Business

Staff Reports

District Counsel
District Manager
District Engineer

Supervisor Requests

Adjournment

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

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Harmony
Community Development District

Oath of Office

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS

OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF HARMONY COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Harmony Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

_____
Print Name

Harmony
Community Development District

Meeting Minutes of the October 15, 2026, Board of Supervisors' Meeting

MINUTES OF MEETING

HARMONY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, October 15, 2026, at 6:00 p.m.
LaBellaRose Ballroom at 7251 Five Oaks Dr., Harmony, FL 34773

Board Members Present:

Daniel Leet	Chairman
Julie Nichols Williams	Assistant Secretary
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)
Kirsten Mood	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 noted their concerns regarding the methodology. They cited Florida Statutes Chapter 190; District fees cannot be arbitrary or capricious.

A resident noted their concerns with fairness and proportionality with the assessments. They would like a full review of the methodology and provide a written explanation of the increase.

A resident commented on the parking signs by the lakes and speeding humps. They also noted the need for tree trimming on Five Oaks.

A resident expressed concern with replacing the electric chargers over prioritizing other items. They also noted concerns with allowing outside vendors to play on the soccer fields in their current condition. They expressed concerns with renting community resources/spaces and the kids in the community are unable to

use them after school. They suggested considering volunteer insurance or a waiver. They suggested looking into the costs of a new playground and not patching an end-of-life playground.

Consideration of the Meeting Minutes of the September 24, 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 September 24, 2026, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

Business Matters

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 Permit**

Ms. Mullins noted that she has not heard back from OUC regarding the EV charging station data that was requested.

Mr. Firth reviewed the request from Orlando United Soccer Program. He noted this would be a 12-week Harmony Community Soccer and Scholarship Program using one District field two times a week. He noted that Eagle Creek Soccer Academy currently utilizes the field two times per week.

Ms. Coronel suggested holding off given the current condition of the fields.

Ms. Coronel noted that Su Mesa Café reached out about possibly hosting Board meetings again.

Ms. Mullins noted the difficulties encountered at previous meetings.

The Board briefly discussed the meeting space.

Mr. Firth noted that two Harmony residents own a garbage can cleaning business and would like to host a Halloween event while promoting their business. Mr. Firth asked if this would be considered a special event or a normal rental. He noted that this is only for advertisement and they would not be selling anything.

The Board briefly discussed the event and the location and agreed this would be a normal resident rental.

The Board suggested the event be hosted at the Buck Lake parking lot.

Ms. Mullins asked the Board for directions on how to proceed with the building permit due to not having an Engineer.

The Board agreed to hold off.

Consideration of Resolution 2027-01, Surplus Property Resolution

Mr. Eckert reviewed the Resolution with the Board and guidelines for proper disposal of District property.

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 2027-01, Surplus Property Resolution.

Ms. Mullins asked the Board if they wanted to list the items for sale or dispose of in the trash. The Board agreed to trash the items.

Consideration of Establishment of the Assessment Methodology Advisory Committee

Mr. Leet noted the request to establish an advisory committee for the assessment methodology.

Ms. Mullins noted the fees to attend each meeting: District Management - $1,200, FA attendance - $2,500 per meeting, District Counsel - $1,000 - $1,750 per meeting and to review.

Ms. Coronel noted that she is in favor of an advisory committee but does not believe there should be a formal board established by the CDD due to the cost. She stated the methodology can be discussed during a workshop.

There was brief discussion amongst the Board regarding the committee.

Ms. Coronel wanted to know if this could be discussed with residents off record. Mr. Eckert reviewed the Sunshine Law and its parameters with the Board members.

Consideration of Volunteer Insurance

Ms. Coronel noted the volunteer insurance was for the garden club to utilize certain equipment; however, the risk is too great.

Mr. Eckert requested confirmation if the District decided not to require volunteer insurance or if they are not allowing the garden club to use the tractor.

Ms. Coronel confirmed the garden club will not be able to utilize the tractor.

Ratification of Payment Authorizations Nos. 049 – 051

Ms. Mullins noted these items have already been approved and paid for and just need ratification by the Board.

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 Nos. 049 – 051.

Review of the District Financial Position and Budget to Actual

Ms. Mullins noted that as of the end of September, the District has spent 107% of their Budget.

Mr. Leet inquired about the overruns.

Ms. Griffith reviewed the report with the Board and discussed the overruns. She noted there are outstanding invoices for sidewalks. She also noted an increase in utilities, landscaping and equipment repairs.

Mr. Lomasney noted the main lines run parallel with the oak trees and there will be continued repairs due to roots.

There was brief discussion between Board members and Mr. Lomasney regarding main line breaks.

THIRD ORDER OF BUSINESS

United Landscape Services Management

Ratification of Proposals from ULS:

a. **Work Authorization #246260 2" Main Line Repair for $997.71**
b. **Work Authorization #246268 4" Mainline Repair for $1,697.23**
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**

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

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District ratified Work Authorization #246260 2" Main Line Repair for $997.71, Work Authorization #246268 4" Mainline Repair for $1,697.23, Work Authorization #250136 Clock Replacement #13 and #15 for $2,366.17 and Work Authorization #250254 2" Valve Track Locate & Repair Clock 7 Zone 15 for $987.79.

Consideration of Proposals from ULS:

Mr. Lomasney discussed the current mainline repair completion.

There were no new proposals for consideration at this time.

Discussion Regarding Landscape Items

Mr. Lomasney noted that due to the rain, there are areas of oversaturation that he cannot maintain until the area dries out. He noted additional maintenance areas they are tending to as the seasons change.

FOURTH ORDER OF BUSINESS **Berman Field Management**

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

Mr. Philbeck reviewed the proposal with the Board. He noted this was for the Middlebrook playground, and he does not think a new playground is necessary. He stated the playground must stay closed until it is repaired.

Ms. Coronel noted her concerns about only receiving one bid and would like to see additional proposals.

There was brief discussion regarding several issues receiving proposals from additional vendors.

The Board agreed to wait one week for additional quotes and approve the repair in an amount not to exceed $7,250.

On MOTION by Ms. Coronel, seconded by Mr. Leet, the Board of Supervisors for the Harmony Community Development District approved Playground Deck and Stair Proposal from Creative Recreation Products in an amount not to exceed $7,250, given more suitable proposals are not obtained in one week.

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

Mr. Philbeck noted this repair was needed due to a lightning strike.

There was brief discussion regarding previous repairs and issues with Spies.

Ms. Coronel expressed concerns that this repair was in an area not used often.

The Board agreed to table this discussion.

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

Mr. Philbeck noted the urinal is nonoperational and needs to be replaced.

There was brief discussion regarding usage and additional proposals.

The Board agreed to table this discussion.

Consideration of Backflow replacement and Testing Proposal from K&R Plumbing in an amount totaling $1,250

Mr. Philbeck noted the need for backflow replacement was due to a leak at the splash pad shower. The valve cannot be shut off completely because it also goes to the Buck Lake bathrooms.

This item was tabled.

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

Mr. Philbeck noted that the storm drain has been flooded for a long time. He noted no company was able to guarantee that they could fix the issue of standing water without the storm drain maps. He noted he would not recommend moving forward with K&R.

This item was tabled.

Consideration of Basketball Hoop Replacement Proposals

a. Advantage Courts

b. Coastal Courts

Ms. Bartlett asked if insurance would cover the wear and tear of the basketball hoops.

Mr. Philbeck reviewed the dimensions with the board and the reason for the price differences.

Mr. Philbeck noted that the vendors were not confident they could install the old backboard onto new poles and that was the reason for the need for complete replacements.

Ms. Coronel requested to add lighting to the basketball court. Mr. Philbeck noted he would get proposals for that.

Ms. Coronel asked what the downtime for installation was.

The Board briefly discussed the installation timeline.

On MOTION by Mr. Leet, seconded by Ms. Williams, the Board of Supervisors for the Harmony Community Development District approved Basketball Hoop Replacement with Coastal Courts in an amount totaling $13,575, pending installation timeline.

Discussion Regarding Bass Boat Damage

Mr. Philbeck stated that he talked to the insurance adjuster, and they informed him that the repair would cost less than $1,000, which is the current deductible. He reached out to the insurance adjuster and asked for a marine mechanic to provide an additional estimate. He has yet to hear back.

Mr. Philbeck noted that there is not a boat ramp to be able to remove the bass boat and pontoon boat from the lake. He noted there is a steep and sandy ramp he could utilize but is not comfortable doing so. He noted that he reached out to a resident who has a 20-foot pontoon boat on her part of the canal. Mr. Philbeck noted that the resident, who is a Board member for Harmony West, stated that she and her neighbor would be interested in purchasing the boats without the need to remove them from the lake.

There was brief Board discussion on if that was allowed.

Mr. Philbeck asked Mr. Eckert if he was allowed to negotiate a price.

Mr. Eckert noted that he would suggest no further discussion until there is a motion.

Consideration of Estates Storm Drainage Cleaning Proposals

a. **Shenandoah**
b. **Your Environment's Solution**

Mr. Philbeck reviewed the proposals with the Board.

Mr. Philbeck noted that per Shenandoah, most of the drains are backed up. They proposed to drain from 7191 Oak Glenn to the retention ponds.

Ms. Coronel asked what continued maintenance looks like once the storm drains are repaired.

This item was tabled.

Mr. Philbeck noted that all the playgrounds are lacking mulch, and it is needed for insurance purposes. He reviewed two proposals with the Board. He requested a motion to proceed in an amount not to exceed $48,000.

There was brief discussion regarding the mulching process and the last time the playgrounds were mulched.

Ms. Mullins suggested quarterly mulching as routine maintenance.

On MOTION by Ms. Williams, seconded by Mr. Leet, the Board of Supervisors for the Harmony Community Development District approved purchasing and installing mulch for the playgrounds in an amount not to exceed $48,000.

Berman Staffing Update

Mr. Davenport announced Mr. Daniel Wilson as the new General Manager for the District.

There was discussion regarding the current staffing plan for Berman, and what changes are being made.

Ms. Coronel asked clarifying questions regarding Ms. Sharenow's email to the Board.

Ms. Mullins noted the need to table further discussion and wait for a formal response when Ms. Sharenow returns from being out of office.

FIFTH ORDER OF BUSINESS **Staff Reports**

District Counsel – Mr. Eckert noted that as of January 1, 2027, he will be stepping away from any District that meets in the evening. Ms. Kirsten Mood will be replacing him. He noted there will be a decrease in the hourly rate.

District Engineer - No District Engineer at this time.

District Manager – Ms. Mullins provided an update on Christmas lights. She noted the request to install a GFI switch.

Mr. Philbeck noted that the outlet is needed to not overload the outlets currently installed.

Ms. Mullins noted an estimate of $2,500 - $3,000 for installation.

Ms. Mullins noted the next meeting is scheduled for November 19, 2026, and there will be two new board members.

Supervisor Requests and Audience Comments

Ms. Coronel noted that she spoke to the resident whose dog was injured at the dog park. The resident is willing to accept $200.

Mr. Leet noted that with construction going on near the school, the parking in the grass area on District property has increased and suggested no parking signs to be installed.

Ms. Mullins asked Mr. Eckert if towing was allowed or if a no parking sign was needed.

Mr. Eckert stated that signage is typical and would like to review the map for further clarification.

Ms. Coronel stated that the indication from the county is that signage is needed to be able to enforce towing.

Ms. Coronel noted there have been two previous conversations regarding the new townhouses and the responsibility of the alleyway. She stated that she does not believe the District should take on the alleyway due to continued maintenance costs.

Mr. Leet noted the 45-day wait period is up and he has not heard from the county regarding the speed study. He will follow up.

Ms. Coronel noted that residents at the last meeting inquired if the commercial property in the neighborhood is subject to District fees. She confirmed with Ms. Mullins that all commercial property in the District pay District fees.

There was continued discussion regarding the alleyways. Mr. Eckert noted that the Board gave the Developer a preliminary indication that the District would be consistent in taking ownership of the alleyways unless there is justified reasoning to not take ownership. Mr. Eckert suggested working on the assessment process before further planning on the alleyways.

Adjournment

On MOTION by Mr. Leet, seconded by Ms. Williams, with all in favor, the Board of Supervisors for the Harmony Community Development District adjourned the October 15, 2026, Board of Supervisors Meeting.

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

Topic: Request for Review and Reapportionment of Estates CDD Assessments

Presented and Submitted to the Board President at the October 15 2027 CDD Board Meeting

Good evening Supervisors, Staff, and fellow residents. My name is Joseph Janeczek,7159 Oak Glen Trail and I'm here speaking on behalf of homeowners in the Harmony Estates neighborhood.

Tonight, I want to address a serious and longstanding issue regarding the **fairness and proportionality** of the CDD assessments applied to Estates (and possibly others) homeowners.

1. The Assessment Disparity Is Extreme and Documented

For Fiscal Year 2027:

- **Estates homeowners are assessed $4,014.41 per parcel.**
- **Ashley Park homeowners are assessed $785.24 per parcel.**

This means Estates residents pay **5.11 times more** than some other Harmony neighborhoods.

This is not a small difference. This is not a rounding issue. This is a structural disparity that has persisted for years.

2. The Disparity Is Not Supported by "Special Benefit"

Under Florida Statutes Chapters **190** and **170**, CDD assessments must be:

1. **Tied to a measurable special benefit**, and
2. **Fairly and reasonably apportioned** among properties receiving that benefit.

But in Harmony:

- Ashley Park pays the **lowest** assessment
- Yet Ashley Park receives **additional CDD-funded maintenance** — specifically, **alleyway maintenance and possibly others.**
- Estates homeowners pay **the highest** assessment
- Yet Estates receive **no additional CDD-funded improvements or services**

This is the opposite of proportional benefit.

3. The Current Assessment Structure Appears Arbitrary

We have reviewed:

- The FY27 assessment schedule
- The neighborhood-by-neighborhood allocation
- The maintenance responsibilities across Harmony

There is **no visible engineering justification** for a 5× multiplier on Estates parcels.

If such justification exists, we respectfully request that it be presented publicly.

If it does not exist, then the current assessment structure is **not compliant** with Florida's apportionment requirements.

4. What We Are Asking for Tonight

We are not here to argue. We are not here to accuse. We are here to request **transparency, fairness, and statutory compliance**.

Specifically, we ask the Board to take the following actions:

A. Initiate a full review of the assessment methodology

Including the Engineer's Report, benefit-unit calculations, and cost allocation tables.

B. Provide a written explanation of the 5× assessment disparity

Including any engineering or historical basis for the multiplier.

C. Commission an updated Engineer's Report if necessary

If the current report does not justify the disparity, a new report is required under Florida law.

D. Reapportion assessments to ensure fairness and compliance

We are asking for a structure where assessments match actual benefit — not neighborhood labels or legacy formulas.

5. Estates Homeowners Are Asking for Equal Treatment

We are not asking for special treatment. We are asking for **equal treatment.**

If Ashley Park receives CDD-maintained alleyways, that is a benefit. If Estates pay 5× more, there must be a benefit. Right now, the benefit is not there.

6. We Want to Work With the Board

We are committed to working collaboratively with the Board, the District Manager, and the Engineer.

Our goal is simple:

A fair, transparent, and legally compliant assessment structure for all Harmony residents.

We believe this Board has the ability — and the responsibility — to correct this disparity.

7. Closing Statement

Thank you for your time, your attention, and your service to the community.

We respectfully request that this issue be placed on the agenda for formal review at the next CDD meeting and that the Board provide a timeline for addressing the assessment inequity affecting Harmony Estates homeowners.

Thank you.

I am handing a copy of this to the Board President and ask that it be made part of the minutes records for this meeting.

Signature pages to support October 15, 2026 Request for review and reapportionment of the Estates CDD Assesments

Date	Name (Printed)	Address	Signature
10/12/2026	Catherine Schwartz	7191 Oak Glen Trl	Catherine Schwartz
10/12/2026	Vincent Cicchetti	7138 Oak Glen Trl	
10-12-2026	Jennifer Bolaños	7136 Oak glen Trail	Bolaños
10-12-2026	Eduardo Macias	7136 " " "	
10-12-2026	Kurt Whitlock	3215 Southern Pine Rd	
10/12/26	Janine Grau	7144 Oak Glen Trail	Janine M-Grau
10/12/26	Jeff Grau	7144 Oak Glen Trail	
10/12/26	Richard Feliciano	7134 Oak Glen Trail	
10/12/26	Robyn Calvetti	7148 Oak Glen Trl	Robyn Calvetti
10/12/2026	Alfredo Calvetti	7148 Oak Glen Trl	
10/12/2026	Teyra Nauyaul	7163 Oak Glen Trail	Teyra Nauyaul
10/12/2026	Erika Alvarez	7171 Oak Glen Trl	
10.12.26	Julian Moore	7165 Oak Glen Tr.	
10-12-26	Julie Persia	7172 Oak Glen Tr.	
10-12-26	Ralph Persia	7172 Oak Glen Trail	
10/12/26	Luis Marrero	7176 Oak Glen	
10-12-26	Yesenia Millian	7171 Oak Glen Trl.	
10-12-26	Marc Schwartz	7191 Oak Glen Trail	
10-12-26	Casey Quenzel	7158 Oak Glen Trail	
10/15/26	Rene Aguilar	7139 Oak Glen Trl	
10/15/26	Karin Baker	7157 Oak Glen Trl	
10/15/26	Jason Baker	7157 Oak Glen Tr	
10/15/26	Joseph Janecek	7159 Oak Glen Trail	
10/15/26	Tania Janecek	7159 Oak Glen Trail	

Signature pages to support October 15, 2026 Request for review and reapportionment of the Estates CDD Assesments

Date	Name (Printed)	Address	Signature
10-15-2026	ZACH PARSONS	3211 SOUTHERN PINE RD.	
10-15-2026	JOHNSONS LANDING, LLC	3317 SCHOOLHOUSE	MGR

Harmony
Community Development District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

1. _____ is appointed Chairperson.
2. _____ is appointed Vice Chairperson.
3. _____ is appointed Secretary.
4. _____ is appointed Assistant Secretary.
5. _____ is appointed Assistant Secretary.
6. _____ is appointed Assistant Secretary.
7. _____ is appointed Assistant Secretary.
8. _____ is appointed Treasurer.
9. _____ is appointed Assistant Treasurer.
10. _____ is appointed Assistant Treasurer.
11. _____ is appointed Assistant Treasurer.
12. _____ is appointed Assistant Treasurer.

13. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of November, 2026**.**

ATTEST:	**HARMONY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chair/Vice Chair, Board of Supervisors

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 × $120 × 3	$7,200
Four full awards 4 × $120 × 3	($1,440)
Four half awards 4 × $60 × 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 hours × published $5 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

Soccer Shots Field Use Request

Harmony
Community Development District

Proposed Parking Sign Installation

Blake Firth

From: Blake Firth
Sent: Wednesday, October 28, 2026 8:21 AM
To: Blake Firth
Subject: FW: Parking signs
Attachments: Harmony CDD Fully Executed Towing Contract w 2022-01 Reso 01.04.22.pdf

---

From: Eckert, Michael C. <Michael.Eckert@KutakRock.com>
Sent: Tuesday, October 20, 2026 4:10 PM
To: Lynne Mullins <mullinsl@pfm.com>
Cc: Blake Firth <firthb@pfm.com>; Mood, Kirsten H. <Kirsten.Mood@KutakRock.com>
Subject: RE: Parking signs

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

Lynne,

See attached. This was adopted before my time. I suggest that the Board update this resolution and agreement to include other areas in the community where there are parking concerns (exclusive of public right-of-way). Please include as an agenda item.

CDDs may exercise all the powers, necessary, convenient, incidental or proper in connection with any of the powers, duties or purposes authorized by Chapter 190, Florida Statutes. §190.011(15), Florida Statutes (2025). By statutory grant, CDDs have the power to construct parks and facilities for indoor and outdoor recreational cultural and educational uses. §190.012(2)(a), Florida Statutes (2025). Therefore, it is reasonable that a CDD may exercise powers necessary and convenient to maintaining property and preventing damage. I believe this would include creating rules prohibiting parking in these areas.

CDDs have express authority to tow vehicles and vessels from CDD-owned facilities and property. Section 190.012(2)(d), Florida Statutes (2025), provides that a CDD is not prohibited from contracting with a towing operator to remove a vehicle or vessel from a CDD-owned facility or property if the CDD follows the authorization and notice and procedural requirements in Section 715.07, Florida Statutes. Notice requirements include either personal notice or:

- The notice must be prominently placed at each driveway access or curb cut allowing vehicular access to the property within 10 feet from the road, as defined in Section 334.03(22), Florida Statutes. If there are no curbs or access barriers, the signs must be posted not fewer than one sign for each 25 feet of lot frontage.

- The notice must clearly indicate, in not fewer than 2-inch high, light-reflective letters on a contrasting background, that unauthorized vehicles will be towed away at the owner's expense. The words "tow-away zone" must be included on the sign in not fewer than 4-inch high letters.

- The notice must also provide the name and current telephone number of the person or firm towing or removing the vehicles or vessels.

- The sign structure containing the required notices must be permanently installed with the words "tow-away zone" not fewer than 3 feet and not more than 6 feet above ground level and must be

continuously maintained on the property for not fewer than 24 hours before the towing or removal of any vehicles or vessels.

There are additional requirements as to the location of the towing business with which the CDD contracts.

Let me know if you want to discuss further. Thanks.

Mike

AGREEMENT BETWEEN ST. CLOUD TOWING & COLLISION, INC. AND HARMONY COMMUNITY DEVELOPMENT DISTRICT REGARDING TOWING SERVICES

THIS AGREEMENT made and entered into this 29th day of December, 2021, by and between St. Cloud Towing & Collision, Inc., an independent contractor ("Contractor"), whose address is 605 East 13th Street, Saint Cloud, FL 34769, and Harmony Community Development District ("District"), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747 (hereinafter "Parties"), shall bind the Contractor to provide Towing Services.

SECTION I: PURPOSE OF AGREEMENT

The purpose of this Agreement between Contractor, an independent contractor, and the District is for the Parties to enter into an agreement for the provision of Towing Services as set forth in Section IV below.

SECTION II: QUALIFICATIONS OF CONTRACTOR

The Contractor represents that it is qualified to fulfill the duties set forth below and has obtained all required licensure from state and local authorities.

SECTION III: AUTHORITY OF DISTRICT TO TOW UNAUTHORIZED VEHICLES

The District was created under Chapter 190 and established via county ordinance.

The District has the express authority to contract with any person regularly engaged in the business of towing vehicles, without liability for the cost of removal, transportation, or damaged causeby the removal so long as notice is provided per Fla. Stat. § 715.07. See Exhibit "A." The District has the power to regulate parking and may exercise any of the special powers granted by Fla. Stat §190.012 relating to public improvements and community facilities as well as implementing security measures under Fla. Stat. § 190.012(2)(d). Section (2)(d) does not prohibit the District from contracting with a towing company to remove vehicles from the property if the District follows authorization and notice and procedural requirements in Fla. Stat § 715.07. See Exhibit "A."

SECTION IV: CONSIDERATION

1. That which induced the parties to enter into this Agreement, in addition to the provisions of Section I-III, which provisions are dispositive, is the fee for the Contractor and the services to be received by the District to assist in maintaining District infrastructure both constituting good, valuable, adequate, and sufficient consideration.

2. In consideration of this Agreement and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree to all of the provisions of this Agreement.

SECTION V: DUTIES

1. The duties, obligations, and responsibilities of the Contractor are as follows:

   a. Remove any vehicle that is designated as an unauthorized vehicle ("Unauthorized Vehicles") by either the District Manager, Field Department Supervisor, or On-site Field Manager and is parked on the District Facilities ("Facilities") set forth in Exhibit "B" attached, within 12 hours of notification by the District.

   b. Store any Unauthorized Vehicles from the Facilities in a locked, gated impound lot that is within a 15-mile radius of the point of removal pursuant to §715.07(2)(a), Fla. Stat.

   c. The Contractor shall post signs at each parking area set forth in Exhibit "B" that state "TOW AWAY ZONE" and contain details in accordance with §715.07, Fla. Stat.

   d. Comply with all provisions of §713.78 and §715.07, Fla. Stat.

   e. Charge fees to vehicle owner consistent with applicable law.

   f. All fees to be charged at vehicle owner's expense shall be as follows:

      i. Class A $125.00 for towing (including first 24 hours) plus $10.00 police tow notification fee, $35.00 per day thereafter; $50.00 admin fee after 48 hours.

      ii. Class B $250 for towing (including first 24 hours) plus $10.00 police tow notification fee, $35.00 per day thereafter; $50.00 admin fee after 48 hours.

      iii. Class C $375 for towing (including first 24 hours) plus $10.00 police notification fee, $60.00 per day thereafter; $50.00 admin fee after 48 hours.

      iv. Class D or Boat Trailer 12ft or more $500.00 for towing (including first 24 hours) plus $10.00 police notification fee, $60.00 per day thereafter; $50.00 admin fee after 48 hours.

      v. The dropping fee will be one half (1/2) of the tow fee for each class without exception.

2. The duties, obligations, and responsibilities of the District are as follows:

a. The District shall inspect and approve the location and content of all signage posted by the Contractor prior to any towing or removal being authorized.

b. Only the District Manager, Field Department Supervisor, or On-site Field Manager are authorized to notify Contractor regarding towing needs.

c. The District will execute any documents necessary to comply with §713.78 and §715.07, Fla. Stat.

SECTION VI: COMPENSATION

The Parties agree that all fees to be paid by the vehicle's owner or operator for the Unauthorized Parking shall be in accordance with those set forth in Section V, herein, and §713.78 and §715.07, Fla. Stat.

SECTION VII: CONTRACTUAL RELATIONSHIP

1. Nothing herein shall be construed as creating the relationship of employer or employee between the District/District Manager and the Contractor or between the District/District Manager and the Contractor's employees.

2. Neither the District nor the District Manager shall be subject to any obligations or liabilities of the Contractor or its employees, incurred in the performance of the Agreement.

3. The Contractor is an independent contractor, and nothing contained herein shall constitute or designate the Contractor or any of their employees as employees of the District or the District Manager.

4. Nothing herein shall be construed as to creating an agency relationship between the District and Contractor or the District Manager and Contractor.

SECTION VIII: TERM

This Agreement shall commence upon execution by both Parties hereto and shall be in effect for a term of one year and may be reviewed and renewed yearly unless terminated by either party with sixty (60) days' notice.

SECTION IX: INSURANCE

The Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 (one million dollars) combined single limit bodily injury and property damage liability with the District named as an additional insured, and covering at least the following hazards:

a. Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation; and
b. The District shall be named as additional insured.

SECTION X: INDEMNIFICATION

1. The Contractor agrees to indemnify and hold harmless the District and its Manager, officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto.

2. Contractor agrees 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 statute.

SECTION XI: AUTHORIZATION

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

SECTION XII: ASSIGNMENT OF CONTRACT

1. No right or interest in this Agreement, or further formal contract, shall be assigned or delegated by the Contractor without the written permission of the District.

2. If the District approves the use of any subcontractor, the subcontractor must include a Certificate of Insurance naming the Harmony Community Development District as an insured.

3. Any attempted assignment or delegation by Contractor shall be void and ineffective, for all purposes, unless made in the conformity with this section.

SECTION XIII: WAIVER

No claim or right arising out of a breach of this Agreement can be discharged in whole

or in party by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved.

SECTION XIV: TERMINATION

The performance of services may be terminated in whole or in part by either Party in accordance with this provision and may be revised by the Board.

SECTION XV: MODIFICATIONS AND RECORDINGS

This Agreement can be modified or rescinded only by a writing signed by both Parties to the Agreement or their duly authorized agents.

SECTION XVI: E-VERIFY

The Contractor must use the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired during the term of the agreement for the services specified in this Agreement. The Contractor must also include a requirement in subcontracts that the subcontractor must utilize the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the agreement term. In order to implement this provision, the Contractor must provide a copy of its DHS Memorandum of Understanding (MOU) and an affidavit that Contractor and its subcontractors do not employ unauthorized aliens to the District Manager within five (5) business days of execution of this Agreement.

SECTION XVII: ADVERTISING

1. The Contractor, by virtue of this Agreement, shall acquire no right to use, and shall not use, the name of the District or the name of "Harmony" (either alone or in conjunction with or as part of any other word, mark, or name) in any advertising, publicity or promotion.
2. This advertising restriction shall include, but is not limited to, the express or implied endorsement by the District of the Contractor's services.
3. This advertising prohibition shall extend to any use of "Harmony," or the District, in any other manner whatsoever, whether specifically mentioned above or not.

SECTION XVIII: WAIVER

Any failure by the District and the District Manager to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and the District reserves the right and privilege to subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

SECTION XIX: ENFORCEMENT OF AGREEMENT

In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION XX: COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

SECTION XXI: MISCELLANEOUS PROVISIONS

1. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter contained herein and may not be assigned, amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision is found to be invalid or alter substantially the benefits of the Agreement for either of the parties.
2. The rights and remedies of the District provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.
3. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.
4. Written notices, required to be given under this Agreement, shall deemed given when received by the District through personal delivery, courier service, or certified mail delivered to all of the following addresses:

Harmony Community Development District
ATTN: District Manager
313 Campus Street
Celebration, Florida 34747

Young Qualls, P.A.
ATTN: Timothy R. Qualls
216 South Monroe Street
Tallahassee, Florida 32301

St. Cloud Towing & Collision, Inc.
ATTN: Richard Mendez
605 East 13th Street
Saint Cloud, FL 34769

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ST. CLOUD TOWING & COLLISION, INC.

Richard Mender

Printed Name: Richard Mender

Title: President

Date: 01/04/2022

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Teresa Kramer

Printed Name: Teresa Kramer

Title: Chair

Date: 12-29-2021

EXHIBIT A

RESOLUTION 2022-01

A RESOLUTION IMPLEMENTING REGULATIONS FOR PARKING AT DISTRICT FACILITIES; PROHIBITING CERTAIN PARKING; PROVIDING FOR REMEDIES; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

WHEREAS, Harmony Community Development District (the "District") owns and maintains certain District Facilities, including Recreational Facilities ("District Facilities"), within the boundaries of the Community Development District; and

WHEREAS, the Board of Supervisors of the District (the "Board") has the right to implement reasonable rules and/or regulations regarding the operation of District Facilities or other prohibited areas located within thc district; and

WHEREAS the Board finds that the unauthorized parking of vehicles at District Facilities takes away the parking opportunities of those utilizing the facilities, impedes the effective operation of District maintenance of infrastructure, and presents a safety hazard; and

WHEREAS, the Board has the power to regulate parking and may exercise any of the special powers granted by Fla. Stat. § 190.012 relating to public improvements and community facilities as well as implementing security measures under Fla. Stat. § 190.012(2)(d). Section (2)(d) does not prohibit the District from contracting with a towing company to remove vehicles from the property if the District follows authorization and notice and procedural requirements in Fla. Stat. § 715.07; and

WHEREAS the Board desires to implement regulations setting forth appropriatc expectations concerning designated parking in an around District Facilities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Harmony Community Development District as follows:

1. **Unauthorized Parking at District Facilities**. The unauthorized Parking of vehicles in parking areas designated for specific District Facilities is prohibited.

2. For purposes of the foregoing, the following shall apply:
    a. The use of District Facilities Parking shall be prohibited by anyone not actively using the associated District Facility.
    b. Designated areas shall be marked by appropriate signage.
    c. The following definitions shall apply to this Resolution:
        i. "Vehicle" means any mobile item which normally uses wheels, whether motorized or not. §715.07(1)(a).
        ii. "Parking" means the standing of a vehicle, whether occupied or not occupied, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers.
        iii. "Unauthorized Parking" shall be defined as parking of any vehicle within an area designated for District Facility use while the owner/operator is not actively using the District Facility.
        iv. "Unauthorized Vehicle" shall be defined as a vehicle that is parked in a parking area designated for use by active users of a specific District Facility while the vehicle owner/operator is not actively using the specified District Facility.

3. **Notice**: The District may remove any unauthorized vehicle parked on District property without the vehicle owner's permission. The District may contract with any person regularly engaged in the business of towing vehicles, without liability for costs of removal, transportation, or damages caused by the removal so long as notice is provided per Fla. Stat. § 715.07. Notice is not required in the following exceptions:
    a. When the unauthorized vehicle is parked in a manner that restricts the normal operation of business
    b. If a vehicle is parked on public right-of-way that obstructs access to a private driveway of the owner.

4. **Remedies**. The District shall have the right to cause repeat offenders of vehicles to be towed for repeat violations. A "repeat offender" and "repeat violation" shall be established after the District or its Designee has caused a warning notice to be posted on the car one time. A written statement by the District's agent that such a notice has been delivered shall be sufficient to establish that the notice has been placed. The right to receive a notice hereunder is a courtesy only. For this purpose, the District shall be authorized to enter into a contract with one or more towing companies in order to provide for offending vehicles to be towed. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the owner of such vehicle.

5. **Rules** The Board shall have the right to enact and implement rules which further discourage unauthorized parking at District Facilities, or which identify any specific District parking areas per Fla. Stat. § 715.07(9)(b).

6. **Effective Date**. This Resolution shall become effective upon its adoption.

ADOPTED this 28th day of October, 2021

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Attest:

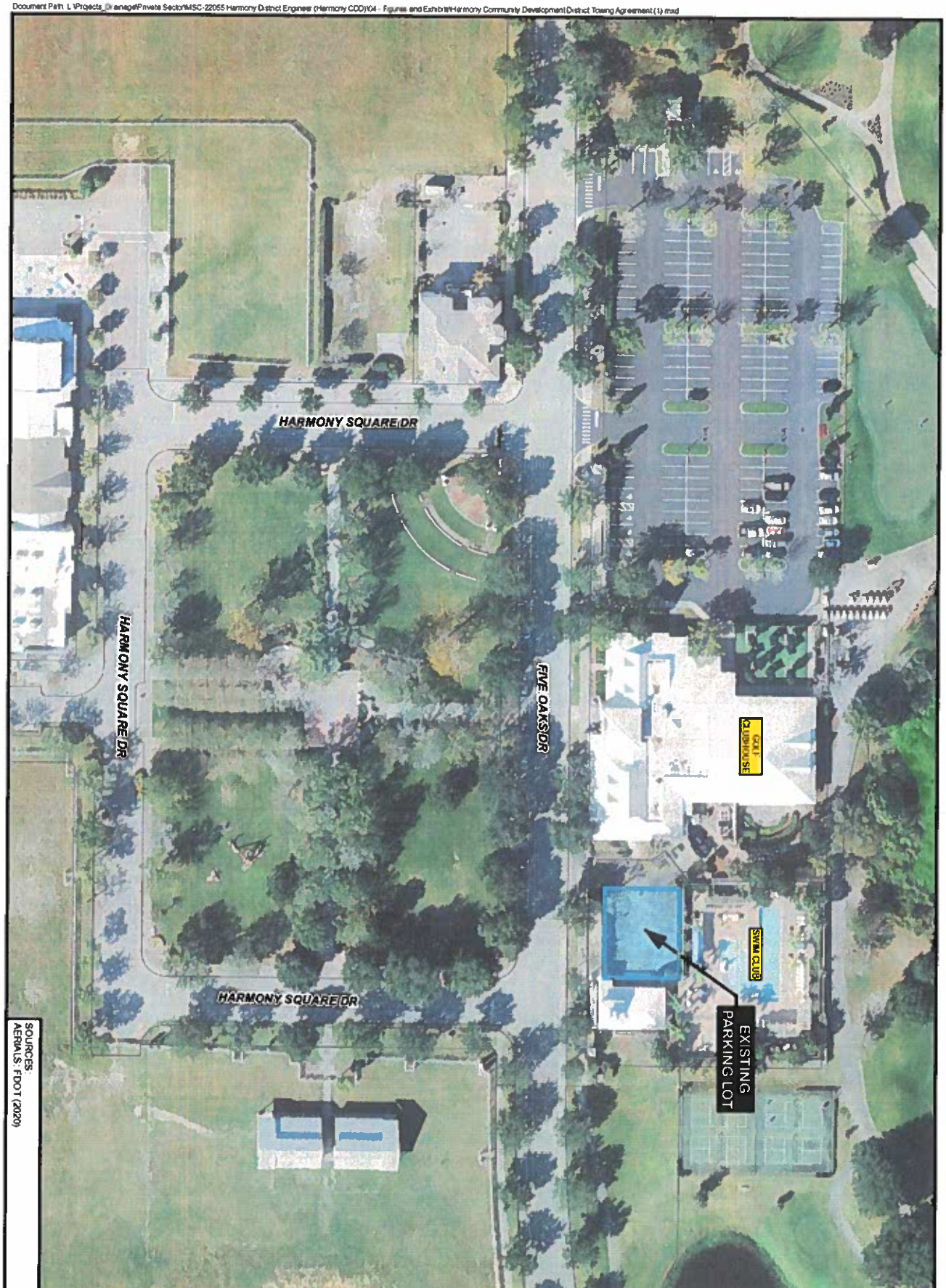
Teresa Kramer

Teresa Kramer, Chairwoman
Harmony CDD Board of Supervisors

District Manager

EXHIBIT B

Document Path: L:\Projects_Drainage\Private Sector\MSC-22055 Harmony District Engineer (Harmony CDD)\04 - Figures and Exhibits\Harmony Community Development District Towing Agreement (1).mxd



SOURCES:
AERIALS: FDOT (2020)

FIGURE 1

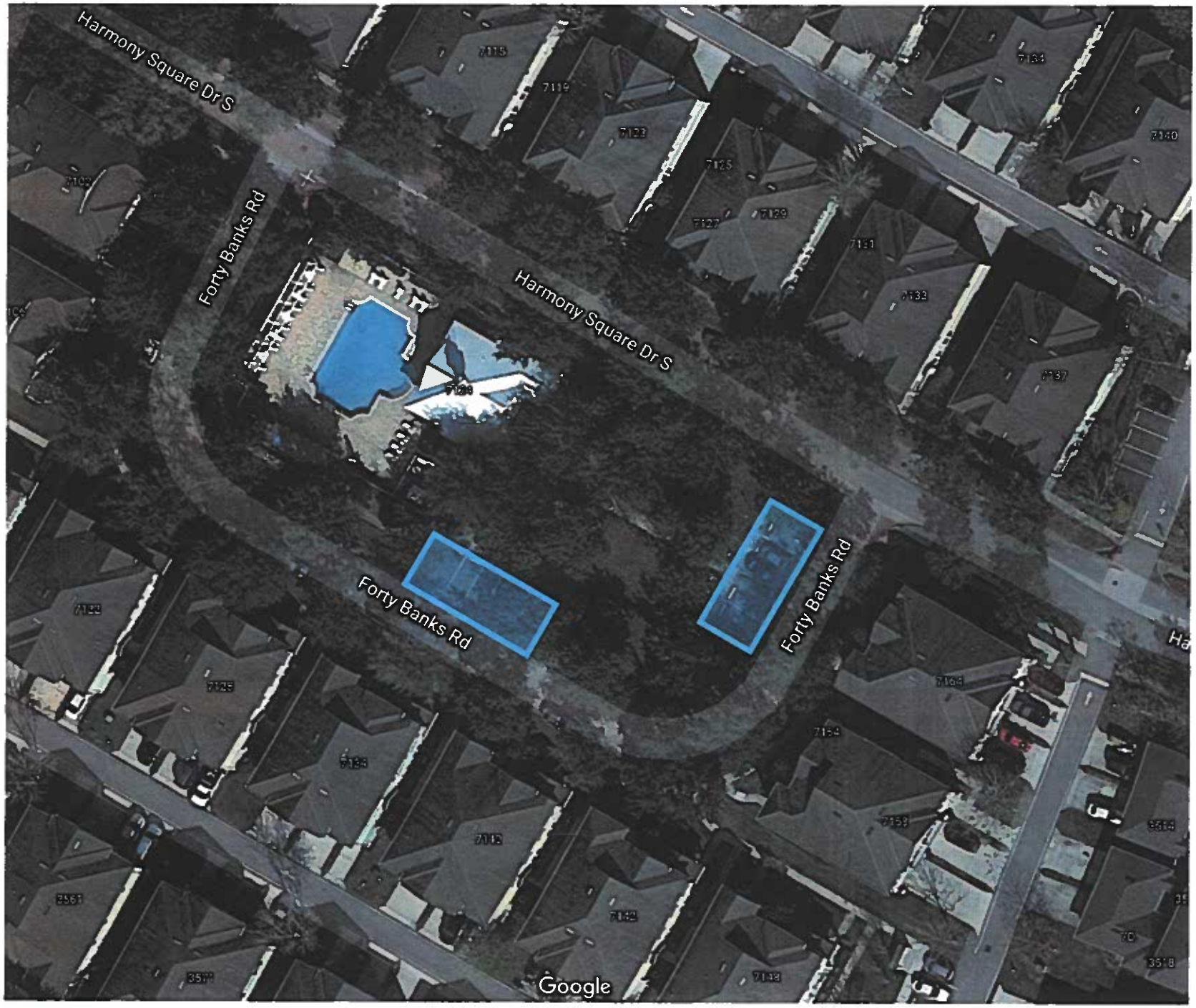
JOB NO: MSC-22055
DATE: 11/11/2021

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

HARMONY COMMUNITY DEVELOPMENT DISTRICT TOWING AGREEMENT

HARMONY COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

SCALE: 1" = 70'
0
70



Tow Away Zone

Harmony
Community Development District

Dog Injury Waiver

Harmony
Community Development District

O&M Assessment Methodology Workshop

Harmony
Community Development District

Sidewalk Project Update and Next Phase

Harmony
Community Development District

Potential Grant Resolution

Harmony
Community Development District

Five Oaks Speed Study

Sheet1 Sheet2

Date(s): 5/21/2026 & 5/22/2026
Locations: Approx. 50 FT. from Golf Cart Crossing Between Middlebrook and South Lake and at entry to Billy's Trail

Vehicle Speed Range	At or Under 27 MPH*	28 MPH Up To 39 MPH	40MPH Up To 49MPH	50MPH Up To 59MPH	60MPH and Above	Totals
Vehicle Type						
Cars (including SUV's) ***	36	10	1	1		48
Pick-Up Trucks (non -Commerical)	1	5	2			8
Commerical (Inc. Trucks,Vans) (State/County)	2					2
(Business) **		3				3
Golf Carts	1	1				2
Ebikes/E-Scooters						0
Missed/Not Refistered	4					4
Totals	44	19	3	1	0	67

* Note: The Bushnell Speed Radar Gun I use has an Accuracy rating +/- 1MPH distance range uo 1,500 ft.
**Note" 2 of the Commerical Vehicles were Toho Water Vechiles
***Note: 1 Driver in this category turned around and returned to confront me over what I was doing and confrontational

Date(s): 6/1/2026 & 7/1/2026
Locations: The Exit of the Lakes of Harmony Club House & by the Dog Park on 5 Oaks Dog Park

Vehicle Speed Range	At or Under 27 MPH*	28 MPH Up To 39 MPH	40MPH Up To 49MPH	50MPH Up To 59MPH	60MPH and Above	Totals
Vehicle Type						
Cars (including SUV's) ***	43	23	3	2	1	72
Pick-Up Trucks (non -Commerical)	5	11	4			20
Commerical (Inc. Trucks,Vans) (State/County) Vehicles w/Yellow Plate)	5	2				7
(Business) **		7	2			9
Golf Carts	2	1				3
Ebikes/E-Scooters	1	1				2
Motor Cycles	1	2	1		1	5
Totals	57	47	10	2	2	118

* Note: The Bushnell Speed Radar Gun I use has an Accuracy rating +/- 1 MPH distance range uo 1,500 ft.
**Note" 2 of the Commerical Vehicles were Toho Water Vechiles Others Fedex, Amazon etc
*** Note 51.6 % of the vahicles counted were in excess of the posted speed limit. (Total 62 vehicles over Speed Limit)

Harmony
Community Development District

Resolution 2027-03,
Surplus Property Resolution (Bass Boat)

RESOLUTION 2027-03

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 § 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 certain equipment as listed in more detail in the attached **Exhibit A** ("Surplus Property"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the Surplus Property is obsolete and that continued use of the Surplus 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 Surplus Property; and

WHEREAS, the District desires to dispose of the Surplus 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*; and

WHEREAS, the District has estimated the value of the respective pieces of Surplus Property to be Five Thousand Dollars ($5,000) or more; and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus 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 Surplus Property as surplus tangible personal property and hereby determines that the continued use of the Surplus 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 Surplus Property for value to the highest responsible bidder, or by public auction, after publication of notice prior to the sale pursuant to Section 274.06, *Florida Statutes*. Staff may dispose of the respective pieces of Surplus Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Surplus 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 19th day of November, 2026.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Surplus Property Description

Exhibit A

Surplus Property Description

Item	Count	Description	Condition	Estimated Value
18’ Lowe R1660 VCT Aluminum Bass Boat	1	18’ Bass Boat	Drivable	

Harmony
Community Development District

Resolution 2027-04,
Surplus Property Resolution (Pontoon Boat)

RESOLUTION 2027-04

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 § 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 certain equipment as listed in more detail in the attached **Exhibit A** ("Surplus Property"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the Surplus Property is obsolete and that continued use of the Surplus 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 Surplus Property; and

WHEREAS, the District desires to dispose of the Surplus 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*; and

WHEREAS, the District has estimated the value of the respective pieces of Surplus Property to be Twelve Thousand Dollars ($12,000.00) or more; and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus 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 Surplus Property as surplus tangible personal property and hereby determines that the continued use of the Surplus 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 Surplus Property for value to the highest responsible bidder, or by public auction, after publication of notice prior to the sale pursuant to Section 274.06, *Florida Statutes*. Staff may dispose of the respective pieces of Surplus Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Surplus 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 19th day of November, 2026.

ATTEST:

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Surplus Property Description

Exhibit A

Surplus Property Description

Item	Count	Description	Condition	Estimated Value
20' Pontoon Boat	1	20' Pontoon Boat	Without Motor	$12,000

Harmony
Community Development District

Resolution 2027-05,
Reappointing Registered Agent

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

Michael C. Eckert
850.692.7304
michael.eckert@kutakrock.com

October 19, 2026

Harmony CDD Board of Supervisors
c/o PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Dear Board of Supervisors:

This letter is to inform you that effective November 19, 2026, Kirsten H. Mood will be the primary attorney for the Harmony Community Development District (the "District") under section IV.C of that *Retention and Fee Agreement* ("Agreement") entered into by the District and Kutak Rock LLP and effective July 28th 2022. Kirsten will bill at a rate of $375 per hour from November 19, 2026 through December 31, 2027. Thereafter, her hourly rate will be adjusted on a yearly basis according to Section IV.C. Michael C. Eckert will still be available to assist Kirsten and the District in this transition. We would ask that the Board approve Kirsten's new role and her hourly rate at the November 19, 2026 Board meeting by motion.

No other provision of the Agreement is modified. If you have any questions, please do not hesitate to reach out to Kirsten at Kirsten.Mood@KutakRock.com or me at Michael.Eckert@KutakRock.com.

Sincerely,



Michael C. Eckert

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RESOLUTION 2027-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HARMONY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING THE CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF HARMONY COMMUNITY DEVELOPMENT DISTRICT.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

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

SECTION 1. Kirsten H. Mood of Kutak Rock LLP is hereby designated as the Registered Agent for the District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone: 850-692-7300; e-mail Kirsten.Mood@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with Osceola County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST:

_____
Secretary/Assistant Secretary

HARMONY COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Harmony
Community Development District

Resolution 2027-06,
Adopting an Amended Budget for Fiscal Year 2026

RESOLUTION 2027-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 7, 2025, the Board of Supervisors ("**Board**") of the Harmony Community Development District ("**District**"), adopted Resolution 2025-11 providing for the adoption of the District's fiscal year 2025-2026 ("**FY 2026**") annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2025-11 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for FY 2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Harmony Community Development District for the fiscal year ending

September 30, 2026, as amended and adopted by the Board of Supervisors effective November 19, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-11, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-11 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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.

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

Introduced, considered favorably, and adopted this 19th day of November, 2026.

ATTEST: **HARMONY COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[*See attached*]

Harmony CDD
FY 2026 Revised Adopted Budget

	YTD Actual	FY 2026 Adopted Budget	FY 2026 Revised Adopted Budget
Revenues			
On-Roll Assessments	$ 2,953,754.83	$ 2,946,511.00	$ 2,953,754.83
Assessment - Refund and Discounts	(93,505.65)	(117,860.00)	(93,505.65)
Facility Rental Revenue	1,165.00	-	1,165.00
Garden Lot	820.00	-	820.00
Other Income and Other Financing Sources	204.94	-	204.94
Net Revenues	**$ 2,862,439.12**	**$ 2,828,651.00**	**$ 2,862,439.12**
Expenditures			
Administrative Expenses			
Supervisor Fees	$ 10,400.00	$ 14,000.00	$ 10,400.00
FICA Expense	-	1,072.00	-
Trustee Services	10,526.96	10,000.00	10,526.96
Management	66,500.00	65,000.00	66,500.00
Engineering	100,565.50	75,000.00	100,565.50
Assessment Collection Cost	57,107.39	58,930.00	57,107.39
Disclosure Agent	2,200.00	2,200.00	2,200.00
Property Appraiser	1,530.61	1,000.00	1,530.61
District Counsel	68,885.88	75,000.00	69,000.00
District Counsel - Extraordinary	13,364.50	-	13,364.50
Recording Secretary	-	2,000.00	-
Audit	4,400.00	5,000.00	4,400.00
Arbitrage Calculation	1,000.00	1,500.00	1,000.00
Postage & Shipping	3,033.16	1,000.00	3,033.16
Legal Advertising	2,885.93	1,200.00	2,885.93
Assessment Administration	7,500.00	9,100.00	7,500.00
Tax Preparation	51.36	-	51.36
Miscellaneous / Contingency	30.60	-	30.60
Meeting Room	3,564.00	5,000.00	3,564.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Website Maintenance	4,860.00	-	4,860.00
Total Administrative Expenses	**$ 358,580.89**	**$ 327,177.00**	**$ 358,695.01**
Field Expenses			
Field Management	$ 364,849.40	$ 331,035.00	$ 364,849.40
Total Field Expenses	**$ 364,849.40**	**$ 331,035.00**	**$ 364,849.40**
Security Expenses			
Security	$ 6,118.80	$ 30,000.00	$ 6,118.80
Security - Wifi	3,042.93	6,000.00	3,042.93
Total Security Expenses	**$ 9,161.73**	**$ 36,000.00**	**$ 9,161.73**
Utility Expenses			
Electric	$ 33,393.12	$ 43,000.00	$ 33,393.12
Refuse Removal	5,884.94	4,000.00	5,884.94
Water-Sewer	344,982.28	225,000.00	344,982.28
Streetlights	131,954.72	160,000.00	131,954.72
Repair & Maintenance - Streetlights	-	10,000.00	-
Total Utility Expenses	**$ 516,215.06**	**$ 442,000.00**	**$ 516,215.06**

Harmony CDD
FY 2026 Revised Adopted Budget

	YTD Actual	FY 2026 Adopted Budget	FY 2026 Revised Adopted Budget
Landscaping and Irrigation Expenses			
Landscaping Maintenance & Material	$ 790,174.02	$ 746,392.00	$ 790,174.02
Landscaping Improvements	26,956.99	-	26,956.99
Tree Trimming	3,805.00	40,000.00	3,805.00
Parks & Facilities	66,461.74	55,000.00	66,461.74
Garden Lot Expenses	1,129.62	2,000.00	1,129.62
Invasive Plant Maintenance	85,167.50	50,000.00	85,167.50
Mulch	77,600.00	77,347.00	77,600.00
Annuals	10,500.00	14,000.00	10,500.00
Irrigation	40,721.08	30,000.00	40,721.08
Total Landscaping & Irrigation Expenses	**$ 1,102,515.95**	**$ 1,014,739.00**	**$ 1,102,515.95**
General Expenses			
Pond Maintenance	$ 59,400.00	$ -	$ 59,400.00
R&M - Ponds/Buck, Lake/Drainage	19,166.50	50,000.00	19,166.50
Amenity - Pool Maintenance	65,068.00	60,000.00	65,068.00
Amenity - Pool Furniture	21,586.00	-	21,586.00
Repair & Maintenance - Vehicles	5,931.76	15,000.00	5,931.76
Repair & Maintenance - Equipment etc	50,009.43	10,000.00	50,009.43
Roads & Alleyway	-	10,000.00	-
Sidewalk Panel Repair & Replacements	222,551.00	150,000.00	222,551.00
Operating Supplies - Fuel, Oil, etc.	5,633.05	8,000.00	5,633.05
Transfer to Reserve	-	280,000.00	77,395.84
Capital Outlay	27,931.00	15,000.00	27,931.00
Miscellaneous / Contingency	33,339.90	50,000.00	33,339.90
Total General Expenses	**$ 510,616.64**	**$ 648,000.00**	**$ 588,012.48**
Insurance Expenses			
General Liability Insurance	$ 5,489.00	$ 29,700.00	$ 5,489.00
Public Officials' Liability Insurance	4,431.00	-	4,431.00
Property & Casualty Insurance	16,791.00	-	16,791.00
Auto Liability & Physical Damage	1,110.00	-	1,110.00
Total Insurance Expenses	**$ 27,821.00**	**$ 29,700.00**	**$ 27,821.00**
Total Expenditures	**$ 2,889,760.67**	**$ 2,828,651.00**	**$ 2,967,270.63**
Income (Loss) from Operations	**$ (27,321.55)**	**$ -**	$ (104,831.51)
Other Income (Expense)			
Interest Income	$ 104,831.51	$ -	$ 104,831.51
Total Other Income (Expense)	**$ 104,831.51**	**$ -**	**$ 104,831.51**
Net Income (Loss)	**$ 77,509.96**	**$ -**	**$ -**

Harmony CDD – FY 2026 Revised Budget Report

Summary

The revised budget raises total spending by $138,619.63 (4.9%), from $2,828,651.00 to $2,967,270.63. It is paid for by $33,788.12 more assessment revenue and $104,831.51 of interest income that was never budgeted.

	Adopted	Revised	Change
Net Revenues	$2,828,651.00	$2,862,439.12	+$33,788.12
Interest Income	$0.00	$104,831.51	+$104,831.51
Total Funding	**$2,828,651.00**	**$2,967,270.63**	**+$138,619.63**
Total Expenditures	**$2,828,651.00**	**$2,967,270.63**	**+$138,619.63**
Surplus / (Deficit)	$0.00	$0.00	$0.00

In plain terms:

- Almost every line was reset to what was actually spent through 9/30/2026. Two lines were set by judgment: District Counsel and Transfer to Reserve.
- Day-to-day operating costs are up $341,223.79 (13.4%). The largest drivers are Water-Sewer (+$119,982), Sidewalk Panel Repair (+$72,551) and Pond Maintenance (+$59,400).
- Most of that increase is absorbed by cutting the Transfer to Reserve from $280,000.00 to $77,395.84 (−$202,604.16).

Revenue: +$33,788.12

Revenue rose mainly because early-payment discounts and collection commissions came in $24,354.35 below the amount budgeted, and assessments billed ran $7,243.83 above budget.

Line	Adopted	Revised	Change	What happened
On-Roll Assessments	$2,946,511.00	$2,953,754.83	+$7,243.83	Collected slightly more than budgeted
Assessment – Refund and Discounts	($117,860.00)	($93,505.65)	+$24,354.35	Discounts and commissions were lower than budgeted
Facility Rental Revenue	$0.00	$1,165.00	+$1,165.00	New: facility rentals not budgeted
Garden Lot	$0.00	$820.00	+$820.00	New: garden lot rentals not budgeted

Line	Adopted	Revised	Change	What happened
Other Income	$0.00	$204.94	+$204.94	One-time: reimbursement for damaged doggy station
Net Revenues	**$2,828,651.00**	**$2,862,439.12**	**+$33,788.12**	
Interest Income (other income)	$0.00	$104,831.51	+$104,831.51	New: bank interest on operating and reserve accounts, plus $13,665.42 of interest moved out of assessments

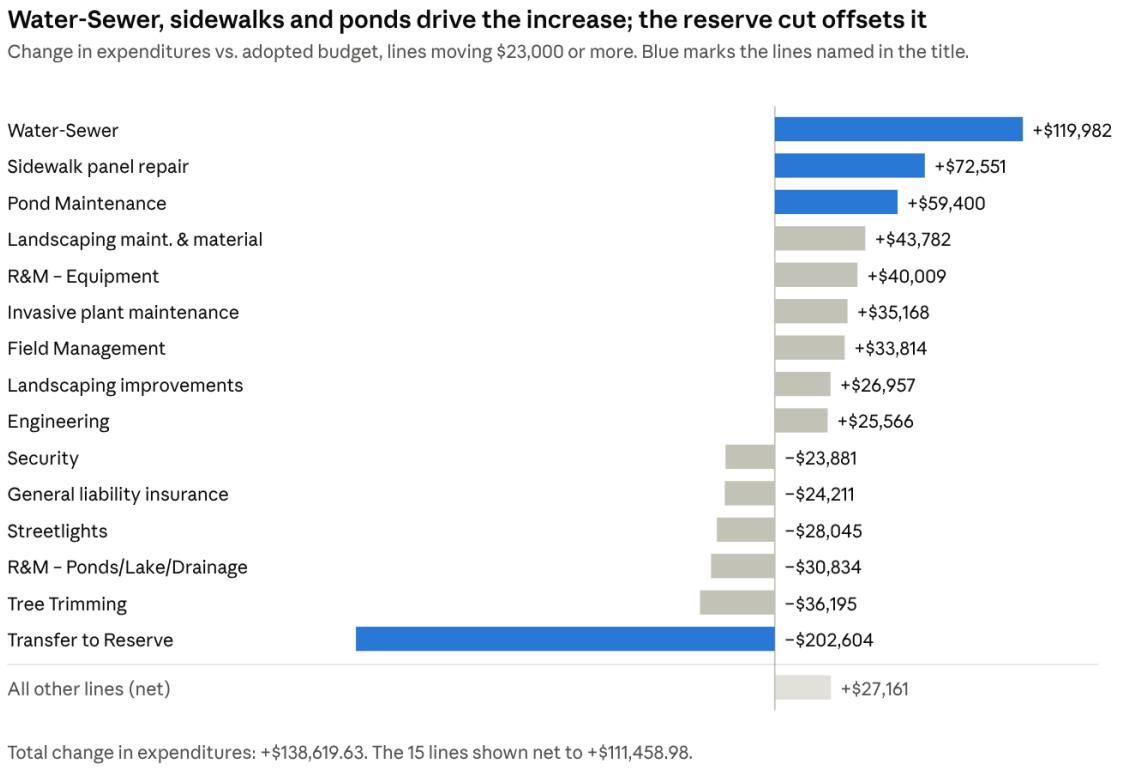
Expenditures by category: +$138,619.63

Four categories went up by a combined $227,324.42, led by Landscaping & Irrigation and Utilities. Three went down, and General Expenses fell the most only because of the reserve transfer cut.

Category	Adopted	Revised	Change ($)	Change (%)
Landscaping & Irrigation	$1,014,739.00	$1,102,515.95	+$87,776.95	+8.7%
Utilities	$442,000.00	$516,215.06	+$74,215.06	+16.8%
Field	$331,035.00	$364,849.40	+$33,814.40	+10.2%
Administrative	$327,177.00	$358,695.01	+$31,518.01	+9.6%
Insurance	$29,700.00	$27,821.00	−$1,879.00	−6.3%
Security	$36,000.00	$9,161.73	−$26,838.27	−74.6%
General	$648,000.00	$588,012.48	−$59,987.52	−9.3%
Total Expenditures	**$2,828,651.00**	**$2,967,270.63**	**+$138,619.63**	**+4.9%**

General Expenses without the Transfer to Reserve go from $368,000.00 to $510,616.64, an increase of $142,616.64 (+38.8%).

Biggest increases and decreases



Harmony CDD FY 2026 revised vs. adopted budget · expenditure lines moving $23,000 or more

Water-Sewer is 53% over its $225,000 budget. The sidewalk overage was covered by a $73,000 draw from the reserve account on 9/16/2026. Ponds combined (Pond Maintenance plus R&M – Ponds) are up $28,566.50, not $59,400.

Line-item detail

Every expense line that changed, grouped by category. Lines not shown did not change: Disclosure Agent ($2,200.00) and Dues, Licenses, and Fees ($175.00).

Administration: +$31,518.01

Line	Adopted	Revised	Change	Note
Engineering	$75,000.00	$100,565.50	+$25,565.50	$30,973.00 was paid to Common Oak Engineering for the Lift Station.
District Counsel – Extraordinary	$0.00	$13,364.50	+$13,364.50	S2025 bond refinancing counsel fee.

Line	Adopted	Revised	Change	Note
Website Maintenance	$0.00	$4,860.00	+$4,860.00	Not budgeted but required by law.
Postage & Shipping	$1,000.00	$3,033.16	+$2,033.16	
Legal Advertising	$1,200.00	$2,885.93	+$1,685.93	To cover the additional budget workshop and increase in assessment.
Management	$65,000.00	$66,500.00	+$1,500.00	The cost for an additional workshop.
Trustee Services	$10,000.00	$10,526.96	+$526.96	
Property Appraiser	$1,000.00	$1,530.61	+$530.61	
Tax Preparation	$0.00	$51.36	+$51.36	
Miscellaneous / Contingency	$0.00	$30.60	+$30.60	
Arbitrage Calculation	$1,500.00	$1,000.00	−$500.00	
Audit	$5,000.00	$4,400.00	−$600.00	
FICA Expense	$1,072.00	$0.00	−$1,072.00	
Meeting Room	$5,000.00	$3,564.00	−$1,436.00	
Assessment Administration	$9,100.00	$7,500.00	−$1,600.00	
Assessment Collection Cost	$58,930.00	$57,107.39	−$1,822.61	
Recording Secretary	$2,000.00	$0.00	−$2,000.00	
Supervisor Fees	$14,000.00	$10,400.00	−$3,600.00	
District Counsel	$75,000.00	$69,000.00	−$6,000.00	
Total Administrative	**$327,177.00**	**$358,695.01**	**+$31,518.01**	

Field: +$33,814.40

Line	Adopted	Revised	Change	Note
Field Management	$331,035.00	$364,849.40	+$33,814.40	A cost of $33,814 was paid for invoice incurred In 2025 paid in 2026.

Security: −$26,838.27

Line	Adopted	Revised	Change	Note
Security	$30,000.00	$6,118.80	−$23,881.20	Far less spent than planned
Security – Wifi	$6,000.00	$3,042.93	−$2,957.07	
Total Security	**$36,000.00**	**$9,161.73**	**−$26,838.27**	

Utilities: +$74,215.06

Line	Adopted	Revised	Change	Note
Water-Sewer	$225,000.00	$344,982.28	+$119,982.28	53% over budget
Refuse Removal	$4,000.00	$5,884.94	+$1,884.94	
Electric	$43,000.00	$33,393.12	−$9,606.88	
Repair & Maintenance – Streetlights	$10,000.00	$0.00	−$10,000.00	None incurred
Streetlights	$160,000.00	$131,954.72	−$28,045.28	
Total Utilities	**$442,000.00**	**$516,215.06**	**+$74,215.06**	

Landscaping & Irrigation: +$87,776.95

Line	Adopted	Revised	Change	Note
Landscaping Maintenance & Material	$746,392.00	$790,174.02	+$43,782.02	
Invasive Plant Maintenance	$50,000.00	$85,167.50	+$35,167.50	

Line	Adopted	Revised	Change	Note
Landscaping Improvements	$0.00	$26,956.99	+$26,956.99	Not budgeted
Parks & Facilities	$55,000.00	$66,461.74	+$11,461.74	
Irrigation	$30,000.00	$40,721.08	+$10,721.08	
Mulch	$77,347.00	$77,600.00	+$253.00	
Garden Lot Expenses	$2,000.00	$1,129.62	−$870.38	
Annuals	$14,000.00	$10,500.00	−$3,500.00	
Tree Trimming	$40,000.00	$3,805.00	−$36,195.00	
Total Landscaping & Irrigation	**$1,014,739.00**	**$1,102,515.95**	**+$87,776.95**	

General: −$59,987.52

Line	Adopted	Revised	Change	Note
Sidewalk Panel Repair & Replacements	$150,000.00	$222,551.00	+$72,551.00	$73,000 was moved from the reserve account on 9/16 to cover this
Pond Maintenance	$0.00	$59,400.00	+$59,400.00	New line; see ponds note below
Repair & Maintenance – Equipment etc	$10,000.00	$50,009.43	+$40,009.43	5x budget
Amenity – Pool Furniture	$0.00	$21,586.00	+$21,586.00	Not budgeted
Capital Outlay	$15,000.00	$27,931.00	+$12,931.00	
Amenity – Pool Maintenance	$60,000.00	$65,068.00	+$5,068.00	
Operating Supplies – Fuel, Oil, etc.	$8,000.00	$5,633.05	−$2,366.95	
Repair & Maintenance – Vehicles	$15,000.00	$5,931.76	−$9,068.24	
Roads & Alleyway	$10,000.00	$0.00	−$10,000.00	None incurred
Miscellaneous / Contingency	$50,000.00	$33,339.90	−$16,660.10	
R&M – Ponds/Buck,	$50,000.00	$19,166.50	−$30,833.50	See ponds note

Line	Adopted	Revised	Change	Note
Lake/Drainage				below
Transfer to Reserve	$280,000.00	$77,395.84	−$202,604.16	See "How the budget balances"
Total General	**$648,000.00**	**$588,012.48**	**−$59,987.52**	

Ponds note: Pond Maintenance of $59,400 is the actual contract for the contracted period and R&M – Ponds included the Buck Lake of $19,168.50 together go from $50,000.00 to $78,566.50 (+$28,566.50).

Insurance: −$1,879.00

Line	Adopted	Revised	Change	Note
Property & Casualty Insurance	$0.00	$16,791.00	+$16,791.00	
Public Officials' Liability	$0.00	$4,431.00	+$4,431.00	
Auto Liability & Physical Damage	$0.00	$1,110.00	+$1,110.00	
General Liability Insurance	$29,700.00	$5,489.00	−$24,211.00	
Total Insurance	**$29,700.00**	**$27,821.00**	**−$1,879.00**	Budgeted as one lump sum; actual spread across four policies

How the budget balances

The revised budget is a true-up to actuals, and the Transfer to Reserve is the balancing line: whatever surplus remains after actual spending goes to reserves.

Step	Amount
Actual revenue plus interest through 9/30/2026	$2,967,270.63
Actual expenditures through 9/30/2026	$2,889,760.67
Surplus before the two judgment lines	**$77,509.96**
District Counsel rounded up to $69,000 (actual $68,885.88)	($114.12)
Revised Transfer to Reserve	($77,395.84)
Remaining	**$0.00**

The original budget planned a $280,000.00 transfer, so the reserve contribution drops by $202,604.16 to pay for the overruns above.

Item to note:

- **Reserve interest in operating income.** About $58,400 of the $104,831.51 interest was earned on reserve account #3607 but is booked to operating interest income. It directly funds the revised budget.
- **Repair & Maintenance – Equipment.** About $38,695.10 of the $50,009.43 was paid to repair or replace pool equipment and splash pad (pumps, filters grid, heater, valves, etc).

Harmony
Community Development District

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

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

RFQ for Engineering Services

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

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

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All applicants interested must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 3:00 p.m. on January 21, 2027, to the attention of Lynne Mullins, PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 ("District Manager's Office").

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

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

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

and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

RUN DATE: November 26, 2026

HARMONY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

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

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

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

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

3) **Geographic Location** (Weight: 20 Points)

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

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

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

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

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

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

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

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

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

Harmony
Community Development District

Fiscal Year 2026 Goals, Objectives and Performance Measures and Standards Report

Harmony Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☒ No District Engineer at this time.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Harmony Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Harmony Community Development District

Harmony
Community Development District

Payment Authorizations Nos. 052 – 056

HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 52
10/9/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
BRIOE17-080726	Boateka, Inc. (HARCDD)	08/07/2026	Harmony CDD	25,138.00
144105	PFM Management Services LLC (HARCDD)	09/28/2026	Harmony CDD	9,037.23
1997500100626	Spectrum Business (HARCDD)	10/06/2026	Harmony CDD	130.00
58389-100926	Toho Water Authority (HARCDD)	10/09/2026	Harmony CDD	625.90
84390-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	364.97
84410-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	7,391.70
84420-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	789.59
84430-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	637.51
84440-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	3,160.04
85210-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	2,303.43
228167	United Land Services (HARCDD)	09/30/2026	Harmony CDD	1,697.23
228172	United Land Services (HARCDD)	09/30/2026	Harmony CDD	1,547.47
228175	United Land Services (HARCDD)	09/30/2026	Harmony CDD	987.79
228177	United Land Services (HARCDD)	09/30/2026	Harmony CDD	2,366.17
			Total:	**56,177.03**

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 53
10/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.10.15	Brittany Coronel (HARCDD)	10/15/2026	Harmony CDD	200.00
INV-00088-REVISED	BSLN-US-8 Construction Services (HARCDD)	09/08/2026	Harmony CDD	47,664.00
2026.10.15	Daniel Leet (HARCDD)	10/15/2026	Harmony CDD	200.00
6361995909	Ecolab Inc. (HARCDD)	10/10/2026	Harmony CDD	4,384.04
2026.10.15	Juliet Nichols Williams (HARCDD)	10/15/2026	Harmony CDD	200.00
2026.10.15	Marcela Bartlett (HARCDD)	10/15/2026	Harmony CDD	200.00
39921-101226	OUC (HARCDD)	10/12/2026	Harmony CDD	13,841.73
144459	PFM Group Consulting LLC (HARCDD)	10/09/2026	Harmony CDD	20.00
144074	PFM Management Services LLC (HARCDD)	09/28/2026	Harmony CDD	75.00
144075	PFM Management Services LLC (HARCDD)	09/28/2026	Harmony CDD	6.25
144076	PFM Management Services LLC (HARCDD)	09/28/2026	Harmony CDD	1,575.04
144488	PFM Management Services LLC (HARCDD)	10/13/2026	Harmony CDD	1,782.67
85210-100626	Toho Water Authority (HARCDD)	10/06/2026	Harmony CDD	2,303.43
8910	VGlobalTech (HARCDD)	09/01/2026	Harmony CDD	300.00
			Total:	**72,752.16**

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 54
10/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2875896	DoorKing Inc. (HARCDD)	10/19/2026	Harmony CDD	49.95
158972	Dragonfly Pond Works (HARCDD)	10/15/2026	Harmony CDD	5,400.00
AD-94272	FloridaCommerce (HARCDD)	10/01/2026	Harmony CDD	175.00
OE-EXP-10-2026-16	PFM Management Services LLC (HARCDD)	10/16/2026	Harmony CDD	0.78
1621859W460	Waste Connections of Florida (HARCDD)	10/15/2026	Harmony CDD	550.90
			Total:	**6,176.63**

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 55
10/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-1855	360 Recreation LLC (HARCDD)	10/21/2026	Harmony CDD	5,538.58
3831652	Kutak Rock LLP (HARCDD)	10/23/2026	Harmony CDD	2,935.77
144593	PFM Management Services LLC (HARCDD)	10/16/2026	Harmony CDD	37.50
144595	PFM Management Services LLC (HARCDD)	10/16/2026	Harmony CDD	132.50
DM-10-20261-30	PFM Management Services LLC (HARCDD)	10/01/2026	Harmony CDD	5,708.33
INV0718-DEPOSIT	PlayGrow Inc. (HARCDD)	10/23/2026	Harmony CDD	11,900.00
AD-1997518102826	Spectrum Business (HARCDD)	10/28/2026	Harmony CDD	120.00
10278-B	Swartz Associates, Inc. (HARCDD)	10/30/2026	Harmony CDD	21,586.00
I83346	Symbiont Service Corp. (HARCDD)	10/23/2026	Harmony CDD	173.00
AD-12210-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	475.54
AD-19280-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	395.23
AD-25108-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	1,035.93
AD-33910-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	683.18
AD-33920-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	1,001.94
AD-35419-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	2,106.16
AD-41279-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	31.62
AD-44380-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	89.53
AD-46710-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	31.62
AD-48250-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	85.32
AD-48380-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	906.55
AD-55740-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	31.62
AD-62780-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	461.22
AD-74910-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	97.55
AD-74920-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	13.36
AD-74940-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	79.65
AD-74950-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	90.39
AD-74960-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	209.62
AD-74980-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	101.13
AD-74990-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	192.49
AD-75000-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	2,323.73
AD-84380-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	1,723.44
AD-84390-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	135.85
AD-84410-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	2,596.24
AD-84420-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	497.43
AD-84430-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	691.21
AD-84440-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	1,410.79
AD-85210-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	1,528.71
AD-90300-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	70.33
AD-90660-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	55.06
AD-90670-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	17.71
AD-90680-102726	Toho Water Authority (HARCDD)	10/27/2026	Harmony CDD	11.63
			Total:	**67,313.46**

Secretary / Assistant Secretary

Chairman / Vice Chairman

HARMONY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 56
11/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
9630435	Berman Construction LLC (HARCDD)	11/01/2026	Harmony CDD	28,965.52
9630591	Berman Security Agency LLC (HARCDD)	11/01/2026	Harmony CDD	105.00
I224.092.06	Common Oak Engineering, LLC (HARCDD)	11/06/2026	Harmony CDD	2,232.50
8051	Hull Well & Pump Service Inc. (HARCDD)	10/27/2026	Harmony CDD	250.00
144964	PFM Management Services LLC (HARCDD)	11/05/2026	Harmony CDD	1,103.93
332413	Spies Pool LLC (HARCDD)	10/16/2026	Harmony CDD	499.00
332457	Spies Pool LLC (HARCDD)	10/06/2026	Harmony CDD	649.00
232735	United Land Services (HARCDD)	10/31/2026	Harmony CDD	1,394.91
232739	United Land Services (HARCDD)	10/31/2026	Harmony CDD	763.24
232740	United Land Services (HARCDD)	10/31/2026	Harmony CDD	609.13
232742	United Land Services (HARCDD)	10/31/2026	Harmony CDD	2,115.14
232745	United Land Services (HARCDD)	10/31/2026	Harmony CDD	1,737.95
232746	United Land Services (HARCDD)	10/31/2026	Harmony CDD	1,807.25
			Total:	**42,232.57**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Harmony
Community Development District

Proposals from ULS
(Ratification)

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

ADDITIONAL SERVICES ORDER NO. 254534
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. **254534**, dated **October 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 Seven Hundred Thirty Seven Dollars and Ninety Five Cents ($1,737.95)** 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*]

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

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

ATTEST**:**

DocuSigned by:
Lynne Mullins
24EC01824C224B8...
Secretary/Assistant Secretary

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

Signed by:
Blake Firth
4E0CEEB4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

Signed by:
Nick Lomasney
C4DAED0292194F9...
By: Nick Lomasney
Its: Operations manager

Exhibit A: Scope of Additional Services

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 232745

Date	PO#
10/31/26	
Due Date	**Terms**
11/30/26	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 #254534 - 2 - 4" Mainline repairs 10/30/2026

2- 4" Mainline repairs.

Irrigation Repair				$1,687.33
Labor - Orlando N Irrigation	20.00 Hrs	$65.00	$1,300.00	
4" Knock on	2.00 ea	$102.36	$204.71	
4" pipe SCH 40	1.00 ea	$52.50	$52.50	
4" Tee	1.00 ea	$40.19	$40.19	
Soil	1.00 ea	$89.93	$89.93	

Job Fuel Surcharge **$50.62**

Thank you for your business.

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

Subtotal	$1,737.95
Sales Tax	$0.00
Total	**$1,737.95**
Credits/Payments	($0.00)
Balance Due	**$1,737.95**

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ADDITIONAL SERVICES ORDER NO. 254568
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the "**ASO**"), dated October 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. **254568**, dated **October 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 **Seven Hundred Sixty Three Dollars and Twenty Four Cents ($763.24)** 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*]

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

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

ATTEST**:**

HARMONY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Lynne Mullins
24EC01824C224B8...
Secretary/Assistant Secretary

Signed by:
00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

Signed by:
Blake Firth
4E0CEEB4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Signed by:
Nick Lomasney
C4DAED0292194E9...
By: Nick Lomasney
Its: Operations manager

Exhibit A: Scope of Additional Services

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 232739

Date	PO#
10/31/26	
Due Date	**Terms**
11/30/26	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 #254568 - 3" Mainline leak 10/30/2026				
3" mainline leak				
Irrigation Repair				$741.01
Labor - Orlando N Irrigation	9.00 Hrs	$65.00	$585.00	
3" coupling	2.00 ea	$8.59	$17.18	
3" Knock on	1.00 ea	$116.61	$116.61	
3" Tee	1.00 ea	$22.22	$22.22	
Job Fuel Surcharge				**$22.23**

Thank you for your business.

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

Subtotal	$763.24
Sales Tax	$0.00
Total	**$763.24**
Credits/Payments	($0.00)
Balance Due	**$763.24**

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Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

ADDITIONAL SERVICES ORDER NO. 254579
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the "**ASO**"), dated October 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. **254579**, dated **October 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 **Six Hundred Nine Dollars and Thirteen Cents ($609.13)** 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*]

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

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

ATTEST**:**

DocuSigned by:
Lynne Mullins
24EC01824C224B8...
Secretary/Assistant Secretary

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

Signed by:
Blake Firth
4E0CEEB4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

Signed by:
Nick Lomasney
C4DAED0292194F9...
By: Nick Lomasney
Its: Operations manager

Exhibit A: Scope of Additional Services

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 232740

Date	PO#
10/31/26	
Due Date	**Terms**
11/30/26	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 #254579 - 2.5" Mainline brake 10/30/2026				
2.5" Mainline brake				
Irrigation Repair				$591.39
Labor - Orlando N Irrigation	7.00 Hrs	$65.00	$455.00	
2.5" PVC Parts	1.00 ea	$47.69	$47.69	
2.5" knock on	1.00 ea	$88.70	$88.70	
Job Fuel Surcharge				**$17.74**

Thank you for your business.

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

Subtotal	$609.13
Sales Tax	$0.00
Total	**$609.13**
Credits/Payments	($0.00)
Balance Due	**$609.13**

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Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

ADDITIONAL SERVICES ORDER NO. 254584
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

THIS ADDITIONAL SERVICES ORDER (the "**ASO**"), dated October 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. **254584**, dated **October 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 One Hundred Fifteen Dollars and Fourteen Cents ($2,115.14)** 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*]

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

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

ATTEST**:**

DocuSigned by:
Lynne Mullins
24EC01824C224B8...
Secretary/Assistant Secretary

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

Signed by:
Blake Firth
4E0CEEB4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

Signed by:
Nick Lomasney
C4DAED0292194F9...
By: Nick Lomasney
Its: Operations manager

Exhibit A: Scope of Additional Services

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 232742

Date	PO#
10/31/26	
Due Date	**Terms**
11/30/26	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 #254584 - 2 2" Valve replacement 10/30/2026				
Replaced 2 2" valves				
Irrigation Repair				$2,053.53
Labor - Orlando N Irrigation	12.00 Hrs	$65.00	$780.00	
DBR-Y6 (each)	2.00 ea	$8.05	$16.09	
Valve - In-operative/Replace (2" PESB)	2.00 ea	$628.72	$1,257.44	
Job Fuel Surcharge				**$61.61**

Thank you for your business.

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

Subtotal	$2,115.14
Sales Tax	$0.00
Total	**$2,115.14**
Credits/Payments	($0.00)
Balance Due	**$2,115.14**

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Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

ADDITIONAL SERVICES ORDER NO. 256290
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. **256290**, dated **October 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 Eight Hundred Seven Dollars and Twenty Five Cents ($1,807.25)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[*Signatures on next page*]

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

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

ATTEST**:**

DocuSigned by:
Lynne Mullins
24EC01824D224B8...
Secretary/Assistant Secretary

HARMONY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
00EB4E4D6FAD4C3...
Chairperson/Vice Chair, Board of Supervisors

WITNESS:

Signed by:
Blake Firth
4E0CEEB4CF0C409...
Name: Blake Firth
Address: 3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

FLORIDA ULS OPERATING, LLC, a Delaware limited liability company

Signed by:
Nick Lomasney
CADAED0282104E9...
By: Nick Lomasney
Its: Operations manager

Exhibit A: Scope of Additional Services

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 232746

Date	PO#
10/31/26	
Due Date	**Terms**
11/30/26	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 #256290 - Irrigation repairs 4 valves 1 mainline 10/30/2026

Clock 4

1 2.5" mainline repair.

Zone 14 1 2" valve replacement

Zone 15 1 2" valve replacement

Clock 9

Zone 18 1 2" valve replacement

Clock 5

Zone 16 1 2" valve replacement

Irrigation Repair				$1,754.61
Labor - Orlando N Irrigation	12.00 Hrs	$65.00	$780.00	
2" Zone Valve PGA	4.00 ea	$178.50	$714.00	
2.5" Mainline repair	1.00 ea	$119.70	$119.70	
Misc. PVC pipe and fittings	1.00 ea	$140.91	$140.91	

Job Fuel Surcharge **$52.64**

Docusign Envelope ID: 20351066-F52C-8AB4-82A1-6D856CA240D7

Thank you for your business.

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

Subtotal	$1,807.25
Sales Tax	$0.00
Total	**$1,807.25**
Credits/Payments	($0.00)
Balance Due	**$1,807.25**

Harmony
Community Development District

District Financial Position and Budget to Actual

Harmony CDD

October 2026 Financial Report

October 31, 2026

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

Harmony CDD
Statement of Financial Position
As of 10/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 94,703.93				$ 94,703.93
Restricted Deposit Account - #8909	4,037.46				4,037.46
General Reserve Account - #3607	1,743,331.01				1,743,331.01
Assessments Receivable	3,052,837.44				3,052,837.44
Assessments Receivable		$ 1,095,368.27			1,095,368.27
Debt Service Reserve - 2014 Bond		607,312.50			607,312.50
Revenue - 2014 Bond		843,380.03			843,380.03
Prepayment - 2014 Bond		14,752.53			14,752.53
Assessments Receivable			$ 451,574.30		451,574.30
Debt Service Reserve - 2015 Bond			340,000.00		340,000.00
Revenue - 2015 Bond			387,378.63		387,378.63
Prepayment - 2015 Bond			229,866.84		229,866.84
Total Current Assets	$ 4,894,909.84	$ 2,560,813.33	$ 1,408,819.77	$ -	$ 8,864,542.94
Investments					
Amount Available in Debt Service Funds				$ 2,422,690.53	$ 2,422,690.53
Amount To Be Provided				6,992,309.47	6,992,309.47
Total Investments	$ -	$ -	$ -	$ 9,415,000.00	$ 9,415,000.00
Total Assets	$ 4,894,909.84	$ 2,560,813.33	$ 1,408,819.77	$ 9,415,000.00	$ 18,279,542.94
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 84,307.53				$ 84,307.53
Deposits Payable	3,500.00				3,500.00
Deferred Revenue	3,052,837.44				3,052,837.44
Deferred Revenue		$ 1,095,368.27			1,095,368.27
Deferred Revenue			$ 451,574.30		451,574.30
Total Current Liabilities	$ 3,140,644.97	$ 1,095,368.27	$ 451,574.30	$ -	$ 4,687,587.54
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 9,415,000.00	$ 9,415,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 9,415,000.00	$ 9,415,000.00
Total Liabilities	$ 3,140,644.97	$ 1,095,368.27	$ 451,574.30	$ 9,415,000.00	$ 14,102,587.54
Net Assets					
Net Assets - General Government	$ 1,944,266.35				$ 1,944,266.35
Current Year Net Assets - General Government	(190,001.48)				(190,001.48)
Net Assets, Unrestricted		$ 1,465,445.06			1,465,445.06
Current Year Net Assets, Unrestricted		-			-
Net Assets, Unrestricted			$ 946,778.58		946,778.58
Current Year Net Assets, Unrestricted			10,466.89		10,466.89
Total Net Assets	$ 1,754,264.87	$ 1,465,445.06	$ 957,245.47	$ -	$ 4,176,955.40
Total Liabilities and Net Assets	$ 4,894,909.84	$ 2,560,813.33	$ 1,408,819.77	$ 9,415,000.00	$ 18,279,542.94

Harmony CDD

Statement of Activities

As of 10/31/2026

	General Fund	Debt Service Fund 2014	Debt Service Fund 2015	Long Term Debt Group	Total
Revenues					
Facility Rental Revenue	$ 1,100.00				$ 1,100.00
Other Assessments - Prepayment			$ 10,466.89		10,466.89
Total Revenues	$ 1,100.00	$ -	$ 10,466.89	$ -	$ 11,566.89
Expenses					
Supervisor Fees	$ 800.00				$ 800.00
Public Officials' Liability Insurance	4,763.00				4,763.00
Trustee Services	6,324.38				6,324.38
Management	5,708.33				5,708.33
Field Management	18,381.79				18,381.79
Legal Advertising	302.61				302.61
Office Supplies	84.95				84.95
Web Site Maintenance	210.00				210.00
Dues, Licenses, and Fees	175.00				175.00
Capital Expenditures	5,538.58				5,538.58
Security	9,654.95				9,654.95
Security - Wifi	370.00				370.00
Refuse Removal	550.90				550.90
Water-Sewer	19,256.77				19,256.77
Amenity - Pool Maintenance	4,384.04				4,384.04
Pool Furniture	21,586.00				21,586.00
General Liability Insurance	5,901.00				5,901.00
Property & Casualty Insurance	13,570.00				13,570.00
Auto Liability & Physical Damage	1,165.00				1,165.00
Repair & Maintenance	173.00				173.00
Pond Maintenance	5,400.00				5,400.00
Landscaping Maintenance & Material	60,782.66				60,782.66
Mulch	11,900.00				11,900.00
Total Expenses	$ 196,982.96	$ -	$ -	$ -	$ 196,982.96
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 5,881.48				$ 5,881.48
Total Other Revenues (Expenses) & Gains (Losses)	$ 5,881.48	$ -	$ -	$ -	$ 5,881.48
Change In Net Assets	$ (190,001.48)	$ -	$ 10,466.89	$ -	$ (179,534.59)
Net Assets At Beginning Of Period	$ 1,944,266.35	$ 1,465,445.06	$ 946,778.58	$ -	$ 4,356,489.99
Net Assets At End Of Period	$ 1,754,264.87	$ 1,465,445.06	$ 957,245.47	$ -	$ 4,176,955.40

Harmony CDD
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ -	$ 254,402.96	$ (254,402.96)	$ 3,052,835.48	0.00%
Assessment - Refund and Discounts	-	(10,176.12)	10,176.12	(122,113.42)	0.00%
Facility Rental Revenue	1,100.00	-	1,100.00	-	0.00%
Garden Lot	-	-	-	-	0.00%
Other Income and Other Financing Sources	-	-	-	-	0.00%
Net Revenues	**$ 1,100.00**	**$ 244,226.84**	**$ (243,126.84)**	**$ 2,930,722.06**	**0.04%**
Expenditures					
Administrative Expenses					
Supervisor Fees	$ 800.00	$ 1,166.67	$ (366.67)	$ 14,000.00	5.71%
Trustee Services	6,324.38	875.00	5,449.38	10,500.00	60.23%
Management	5,708.33	5,708.33	(0.00)	68,500.00	8.33%
Engineering	-	4,166.67	(4,166.67)	50,000.00	0.00%
Assessment Collection Cost	-	5,088.06	(5,088.06)	61,056.71	0.00%
Disclosure Agent	-	183.33	(183.33)	2,200.00	0.00%
Property Appraiser	-	133.33	(133.33)	1,600.00	0.00%
District Counsel	-	4,166.67	(4,166.67)	50,000.00	0.00%
Audit	-	375.00	(375.00)	4,500.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	1,500.00	0.00%
Postage & Shipping & Office Supplies	84.95	83.33	1.62	1,000.00	8.50%
Legal Advertising	302.61	208.33	94.28	2,500.00	12.10%
Assessment Administration	-	1,250.00	(1,250.00)	15,000.00	0.00%
Tax Preparation	-	5.00	(5.00)	60.00	0.00%
Meeting Room	-	408.33	(408.33)	4,900.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Website Maintenance	210.00	310.00	(100.00)	3,720.00	0.00%
Total Administrative Expenses	**$ 13,605.27**	**$ 24,267.64**	**$ (10,662.37)**	**$ 291,211.71**	**4.67%**
Field Expenses					
Field Management	$ 18,381.79	$ 28,965.52	$ (10,583.73)	$ 347,586.20	5.29%
Miscellaneous / Field Item Material	-	4,166.67	(4,166.67)	50,000.00	0.00%
Total Field Expenses	**$ 18,381.79**	**$ 33,132.18**	**$ (14,750.39)**	**$ 397,586.20**	**4.62%**
Security Expenses					
Security	$ 9,654.95	$ 1,666.67	$ 7,988.28	$ 20,000.00	48.27%
Security - Wifi	370.00	300.00	70.00	3,600.00	10.28%
Total Security Expenses	**$ 10,024.95**	**$ 1,966.67**	**$ 8,058.28**	**$ 23,600.00**	**42.48%**
Utility Expenses					
Electricity	$ -	$ 4,416.67	$ (4,416.67)	$ 53,000.00	0.00%
Refuse Removal	550.90	500.00	50.90	6,000.00	9.18%
Water-Sewer	19,256.77	25,000.00	(5,743.23)	300,000.00	6.42%
Streetlights	-	12,916.67	(12,916.67)	155,000.00	0.00%
Backflow Certification	-	416.67	(416.67)	5,000.00	0.00%
Total Utility Expenses	**$ 19,807.67**	**$ 43,250.00**	**$ (23,442.33)**	**$ 519,000.00**	**3.82%**
Landscaping and Irrigation Expenses					
Landscaping Maintenance & Material	$ 60,782.66	$ 65,309.33	$ (4,526.67)	$ 783,712.00	7.76%
Landscaping Improvements	-	$ 3,333.33	(3,333.33)	40,000.00	0.00%
Miscellaneous - Hurricane & Freese cleanup	-	$ 2,500.00	(2,500.00)	30,000.00	0.00%
Parks & Facilities	-	$ 4,583.33	(4,583.33)	55,000.00	0.00%
Garden Lot Expenses	-	$ 166.67	(166.67)	2,000.00	0.00%

Harmony CDD
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage Spent
Wetland Exotic / Invasive Plant Maintenance	-	$ 10,166.67	(10,166.67)	122,000.00	0.00%
Mulch	11,900.00	$ 7,090.14	4,809.86	85,081.70	13.99%
Annuals	-	$ 1,283.33	(1,283.33)	15,400.00	0.00%
Irrigation Repairs	-	$ 2,916.67	(2,916.67)	35,000.00	0.00%
Total Landscaping & Irrigation Expenses	**$ 72,682.66**	**$ 266,184.75**	**$ (24,666.82)**	**$ 1,168,193.70**	**6.22%**
General Expenses					
Pond Maintenance	$ 5,400.00	$ 5,400.00	$ -	$ 64,800.00	0.00%
R&M - Ponds/Buck, Lake/Drainage	-	791.67	(791.67)	9,500.00	0.00%
Amenity - Pool Maintenance & Chemical	4,384.04	4,221.70	162.34	50,660.35	8.65%
Repair & Maintenance	173.00	4,166.67	(3,993.67)	50,000.00	0.35%
Sidewalk Panel Repair & Replacements	-	4,166.67	(4,166.67)	50,000.00	0.00%
Pool Furniture	21,586.00	-	21,586.00	-	0.00%
Capital Expenditure	5,538.58	-	5,538.58	-	0.00%
Transfer to Reserve	-	21,411.92	(21,411.92)	256,943.00	0.00%
Miscellaneous - Christmas Lights & Events	-	1,666.67	(1,666.67)	20,000.00	0.00%
Total General Expenses	**$ 37,081.62**	**$ 41,825.28**	**$ (4,743.66)**	**$ 501,903.35**	**7.39%**
Insurance Expenses					
General Liability Insurance	$ 5,901.00	$ 557.00	$ 5,344.00	$ 6,684.00	88.29%
Public Officials' Liability Insurance	4,763.00	406.18	4,356.83	4,874.10	0.00%
Property & Casualty Insurance	13,570.00	1,370.67	12,199.33	16,448.00	0.00%
Auto Liability & Physical Damage	1,165.00	101.75	1,063.25	1,221.00	0.00%
Total Insurance Expenses	**$ 25,399.00**	**$ 2,435.59**	**$ 22,963.41**	**$ 29,227.10**	**86.90%**
Total Expenditures	**$ 196,982.96**	**$ -**	**$ (47,243.88)**	**$ 2,930,722.06**	**6.72%**
Income (Loss) from Operations	**$ (195,882.96)**	**$ -**	**$ (195,882.96)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 5,881.48	$ -	$ 5,881.48	$ -	
Total Other Income (Expense)	**$ 5,881.48**	**$ -**	**$ 5,881.48**	**$ -**	
Net Income (Loss)	**$ (190,001.48)**	**$ -**	**$ (190,001.48)**	**$ -**	

HARMONY CDD UTILITY TRACKER

Utility Company	Account #	Meter #	Service Address	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
OUC	9899239921	5CR94075/**5CM11458**	6917 BEAR GRASS RD	$ 24.91												$ 24.91
OUC	9899239921	5CR94331/**5CM11507**	3300 BLOCK EVEN SCHOOL HOUSE RD	$ 24.91												$ 24.91
OUC	9899239921	**5CM10666**	6900 BLOCK ODD FIVE OAKS DR	$ 24.27												$ 24.27
OUC	9899239921	5CR94088/**5CM11509**	3200 BLOCK ODD SCHOOL HOUSE RD	$ 24.91												$ 24.91
OUC	9899239921	5CR96198/**5CM11270**	3319 BRACKEN FERN DR	$ 25.81												$ 25.81
OUC	9899239921	5CR94288/**5CM11269**	3338 BRACKEN FERN DR	$ 24.27												$ 24.27
OUC	9899239921	5CR95104/**5CM11268**	7014 BUTTON BUSH LP	$ 25.05												$ 25.05
OUC	9899239921	5CR94329/**5CM11460**	7034 BUTTON BUSH LP	$ 24.66												$ 24.66
OUC	9899239921	5CR98446/**5CM11267**	3340 CAT BRIER TRL PETPK	$ 25.05												$ 25.05
OUC	9899239921	**6CD24560**	34001 FEATHERGRASS CT	$ 24.27												$ 24.27
OUC	9899239921	**1ZR15702**	7255 FIVE OAKS DRIVE SWIM	$ 1,087.48												$ 1,087.48
OUC	9899239921	**5XD08429**	7350 FIVE OAKS DR(new meter 08/20/19)	$ 126.77												$ 126.77
OUC	9899239921	**5ZR21669**	7600 FIVE OAKS DR IRG	$ 33.31												$ 33.31
OUC	9899239921	**6CD46493**	75501 Five Oaks Dr	$ 24.40												$ 24.40
OUC	9899239921	5CR88761/**5CM11415**	7124 HARMONY SQ DRIVE S POOL	$ 536.66												$ 536.66
OUC	9899239921	**5CD97805**	6900 E IRLO BRONSON MEMORIAL HWY ODD	$ 33.31												$ 33.31
OUC	9899239921	**5ZR21255**	7000 E. IRLO BRONSON MEM. HWY UPL	$ 56.33												$ 56.33
OUC	9899239921	**5CM11116**	7252 E. IRLO BRONSON MEM. HWY PK	$ 24.91												$ 24.91
OUC	9899239921	**5CD97826**	7255 E. IRLO BRONSON MEM. HWY ENTL	$ 35.64												$ 35.64
OUC	9899239921	**5CM11118**	7255 E. IRLO BRONSON MEM. HWY TCTR	$ 26.07												$ 26.07
OUC	9899239921	**5CR95090**	3300 POND PINE RD	$ 24.40												$ 24.40
OUC	9899239921	5CR98422/**5CM11508**	3306 PRIMROSE WILLOW DR	$ 24.27												$ 24.27
OUC	9899239921	5CR97294/**5CM11459**	3317 PRIMROSE WILLOW DR	$ 25.56												$ 25.56
OUC	9899239921	5CR94090/**5CM11456**	3300 SCHOOL HOUSE RD E1	$ 247.37												$ 247.37
OUC	9899239921	5CR94089/**5CM11457**	3300 SCHOOL HOUSE RD E2	$ 30.21												$ 30.21
OUC	9899239921	5CR94091/**5CM11455**	3300 SCHOOL HOUSE RD E3	$ 39.00												$ 39.00
OUC	9899239921	MAINTENANCE	**Neighborhood 01**/0 CRISPIN CIR	$ 302.23												$ 302.23
OUC	9899239921	MAINTENANCE	**Neighborhood J**/0 CRISPIN CIR	$ 507.60												$ 507.60
OUC	9899239921	MAINTENANCE	**Neighborhood I**/0 CRISPIN CIR	$ 741.84												$ 741.84
OUC	9899239921	MAINTENANCE	**Neighborhood H2**/0 CRISPIN CIR	$ 263.91												$ 263.91
OUC	9899239921	MAINTENANCE	**Harmony Track K**/0 OXBOW CT	$ 475.38												$ 475.38
OUC	9899239921	MAINTENANCE	**North Lakes of Harmony**/0 FIVE OAKS DR	$ 445.60												$ 445.60
OUC	9899239921	MAINTENANCE	**Phase 2 Roadway**/7255 E IRLO BRONSON MEMOF	$ 590.97												$ 590.97
OUC	9899239921	MAINTENANCE	**Phase D1**/7255 E IRLO BRONSON MEMORIAL HWY	$ 214.90												$ 214.90
OUC	9899239921	MAINTENANCE	**Neighborhood G**/7255 E IRLO BRONSON MEMORI	$ 967.04												$ 967.04
OUC	9899239921	MAINTENANCE	**Neighborhood H1**/7255 E IRLO BRONSON MEMOF	$ 399.06												$ 399.06
OUC	9899239921	MAINTENANCE	**Phase A-1**/7255 E IRLO BRONSON MEMORIAL HW	$ 666.18												$ 666.18
OUC	9899239921	MAINTENANCE	**Town Center**/7255 E IRLO BRONSON MEMORIAL H	$ 376.08												$ 376.08
OUC	9899239921	MAINTENANCE	**Phase 3 Roadway**/7255 E IRLO BRONSON MEMOF	$ 891.83												$ 891.83
OUC	9899239921	MAINTENANCE	**Original 243**/7255 E IRLO BRONSON MEMORIAL H	$ 2,611.01												$ 2,611.01
OUC	9899239921	MAINTENANCE	**Neighborhood D2 & E**/7255 E IRLO BRONSON ME	$ 816.62												$ 816.62
OUC	9899239921	MAINTENANCE	**Phase C2**/7255 E IRLO BRONSON MEMORIAL HWY	$ 677.72												$ 677.72
OUC	9899239921	MAINTENANCE	**Neighborhood F**/0 SCHOOLHOUSE RD	$ 269.96												$ 269.96
		001-053-1000-43-01	**Subtotal METERS**	**$ 2,623.80**												$ 2,623.80
		001-054-1000-43-02	**Subtotal MAINTENANCE**	**$ 11,217.93**												$ 11,217.93
			TOTAL OUC	**$ 13,841.73**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,841.73
Spectrum	8337 10 022 1997500	N/A	7255 FIVE OAKS DR	$ 130.00	$ 130.00											$ 260.00
Spectrum	8337 10 022 1997518	N/A	7124 HARMONY SQUARE DR S	$ 120.00	$ 120.00											$ 240.00
			TOTAL SPECTRUM	**$ 250.00**	**$ 250.00**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
Toho Water	001525420-000774910	14035860	0 BRACKEN FERN DRIVE PARK	$ 97.55												$ 97.55
Toho Water	001525420-000774920	15006579	0 BUTTON BUSH LOOP PARKB	$ 13.36												$ 13.36
Toho Water	001525420-000774940	51991853	7036 BUTTON BUSH LOOP PARKS	$ 79.65												$ 79.65
Toho Water	001525420-000774950	51858298	0 POND PINE ROAD PARK	$ 90.39												$ 90.39
Toho Water	001525420-000774960	14035850	0 ALLEY NEIGHBORHOOD PARKC	$ 209.62												$ 209.62
Toho Water	001525420-000774980	21046920	0 PRIMROSE WILLOW DRIVE PARK	$ 101.13												$ 101.13
Toho Water	001525420-000774990	52059774	7014 BUTTON BUSH LOOP PARK	$ 192.49												$ 192.49
Toho Water	001525420-000775000	18006894 / 19001817	0 CATBRIER & BRACKEN FERN DRIVE PARK	$ 2,323.73												$ 2,323.73
Toho Water	001525420-000784380	62723517	0 FIVE OAKS DRIVE RM	$ 1,723.44												$ 1,723.44
Toho Water	001525420-000784390	60910380	0 SCHOOLHOUSE ROAD LSH02	$ 135.85												$ 135.85
Toho Water	001525420-000784410	62751435	0 CAT BRIER TRAIL PARK	$ 2,596.24												$ 2,596.24
Toho Water	001525420-000784420	71971009	0 HARMONY SQUARE DRIVE W	$ 497.43												$ 497.43
Toho Water	001525420-000784430	62751434	0 HARMONY SQUARE DRIVE W	$ 691.21												$ 691.21
Toho Water	001525420-000784440	19420047	0 HARMONY SQUARE DRIVE W	$ 1,410.79												$ 1,410.79
Toho Water	001525420-000785210	71947550	0 FIVE OAKS DRIVE RM	$ 1,528.71												$ 1,528.71
Toho Water	001525420-000790300	17006879	7255 FIVE OAKS DRIVE CABAN	$ 70.33												$ 70.33
Toho Water	001525420-000790660	19001670	7255 FIVE OAKS DRIVE POOL	$ 55.06												$ 55.06
Toho Water	001525420-000790670	21017675	7255 FIVE OAKS DRIVE SHOWR	$ 17.71												$ 17.71
Toho Water	001525420-000790680	52168456	7255 FIVE OAKS DRIVE RECLM	$ 11.63												$ 11.63
Toho Water	001525420-000812210	63309511	3300 SCHOOLHOUSE ROAD RM	$ 475.54												$ 475.54
Toho Water	001525420-000819280	19001667	3300 SCHOOLHOUSE ROAD PARK	$ 395.23												$ 395.23
Toho Water	001525420-000846710	79251773	0 HARMONY SQ DR & 192	$ 31.62												$ 31.62
Toho Water	001525420-000855740	68934780	O SCHOOLHOUSE & CUPSEED ROAD	$ 31.62												$ 31.62

Utility Company	Account #	Meter #	Service Address	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Toho Water	001525420-000903760	65150354	6900 E IRLO BRONSON MEM HWY	$ 375.30												$ 375.30
Toho Water	001525420-000933910	60720859	6900 FIVE OAKS DRIVE RM	$ 683.18												$ 683.18
Toho Water	001525420-000933920	18001587	3300 SCHOOLHOUSE ROAD RCLM BLK	$ 1,001.94												$ 1,001.94
Toho Water	001525420-000944380	72940814 / 21072585	7124 S HARMONY SQUARE DRIVE POOLCBNA	$ 89.53												$ 89.53
Toho Water	001525420-000948250	61099658	7300 FIVE OAKS DRIVE RCLM	$ 85.32												$ 85.32
Toho Water	001525420-000948380	21008656	7500 FIVE OAKS DRIVE RCLM	$ 906.55												$ 906.55
Toho Water	001525420-001125108	18006897	3200 SCHOOLHOUSE ROAD RM EVN BLK	$ 1,035.93												$ 1,035.93
Toho Water	001525420-001262780	21008654	6900 E IRLO BRONSON MEM HWY BLKODD	$ 461.22												$ 461.22
Toho Water	001525420-033035419	79643233	7500 A EVEN FIVE OAKS DRIVE	$ 2,106.16												$ 2,106.16
Toho Water	001525420-033058389	16006524	3400 EVEN FEATHER GRASS COURT	$ 625.90	$ 716.71											$ 1,342.61
Toho Water	001525420-033141279	18006898	3100 SONGBIRD CIRCLE ODD BLOCK	$ 31.62												$ 31.62
			TOTAL TOHO WATER	**$ 20,182.98**	**$ 716.71**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,899.69
Waste Connections	6460-126957	N/A	7350 FIVE OAKS DR	$ 550.90												$ 550.90
			TOTAL WASTE CONNECTIONS	**$ 550.90**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550.90
Updated by MM:	***11/10/2026 1:10 PM***															$ -

Harmony
Community Development District

Proposals from ULS
(Consideration)

ULS Work Authorizations			
Agenda #	Work Auth #	Description	Amount
1	257860	Clock 2 Trouble Shoot 5	$357.19
2	257863	Clock 4 Trouble Shoot 10	$730.45
3	257865	Clock 5 Pool 3	$1,345.38
4	257870	Clock 6 Trouble Shoot 40	$2,680.45
5	257887	Clock 7 Trouble Shoot 30	$2,030.45
6	257889	Clock 8 Trouble Shoot 30	$235.24
7	260033	Harmony Mulch 2026	$77,299.85
8	260034	Dead Tree Removal at School Tunnel	$2,825
	Total:		$87,504.01

ADDITIONAL SERVICES ORDER NO. 257860
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257860** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Three Hundred Fifty Seven Dollars and Nineteen Cents ($357.19)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257860

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:

PFM Group Consulting

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Clock 2 Trouble shoot 5

Clock 2
Zones 1 through 5 do not come on. Wire issues. Trouble shooting for repair. 5 hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed **$357.19**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$357.19**
DBR-Y6 (each)	4.00	ea	$8.05	$32.19
Labor - Orlando N Irrigation	5.00	Hr	$65.00	$325.00
			PROJECT TOTAL:	**$357.19**

Terms & Conditions

By _____
Stephen Lasenna

Date 10/27/2026
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 257863
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257863** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seven Hundred Thirty Dollars and Forty Five Cents ($730.45)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257863

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:	Property:
PFM Group Consulting	Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Clock 4 Trouble shooting 10

Clock 4
Zones 1, 4, 7, 9, 11, 12, 15 and 16 do not come on. Requires trouble shooting 10 hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed **$730.45**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$730.45**
DBR-Y6 (each)	10.00	ea	$8.05	$80.45
Labor - Orlando N Irrigation	10.00	Hr	$65.00	$650.00
			PROJECT TOTAL:	**$730.45**

Terms & Conditions

By _____ **By** _____

Stephen Lasenna

Date 10/27/2026 **Date** _____

United Land Services **Harmony CDD**

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ADDITIONAL SERVICES ORDER NO. 257865
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257865** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **One Thousand Three Hundred Forty Five Dollars and Thirty Eight Cents ($1,345.38)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[*Signatures on next page*]

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

ATTEST**:**	**HARMONY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chair, Board of Supervisors
WITNESS:	**FLORIDA ULS OPERATING, LLC,** a Delaware limited liability company
_____	_____
Name: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257865

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:	Property:
PFM Group Consulting	Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Clock 5 Pool 3

Clock 5 (pool)
Change clock nonfunctional. Needs to be replaced. 3 hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed **$1,345.38**

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$1,345.38**
4 Zone Controller	1.00	ea	$419.37	$419.37
2 9 station MOD	2.00	ea	$324.31	$648.61
1 3 station MOD	1.00	ea	$82.40	$82.40
Labor - Orlando N Irrigation	3.00	Hr	$65.00	$195.00
			PROJECT TOTAL:	**$1,345.38**

Terms & Conditions

By	_____	**By**	_____
	Stephen Lasenna		
Date	10/27/2026	**Date**	_____
	United Land Services		**Harmony CDD**

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ADDITIONAL SERVICES ORDER NO. 257870
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257870** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand Six Hundred Eighty Dollars and Forty Five Cents ($2,680.45)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257870

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:	Property:
PFM Group Consulting	Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Clock 6 Trouble shooting 40

Clock 6
23 zone clock. All 23 zones are not coming on. 40 hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed $2,680.45

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$2,680.45**
DBR-Y6 (each)	10.00	ea	$8.05	$80.45
Labor - Orlando N Irrigation	40.00	Hr	$65.00	$2,600.00
			PROJECT TOTAL:	**$2,680.45**

Terms & Conditions

By _____
Stephen Lasenna

Date 10/27/2026
United Land Services

By _____

Date _____
Harmony CDD

ADDITIONAL SERVICES ORDER NO. 257887
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257887** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand Thirty Dollars and Forty Five Cents ($2,030.45)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257887

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:	Property:
PFM Group Consulting	Harmony CDD 3500 Harmony Sq Dr W Harmony, 34773

Clock 7 Trouble shooting 30

Clock 7
Error code on 12 stations. Zones 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 16 and 17 Trouble shooting required 30hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed $2,030.45

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$2,030.45**
DBR-Y6 (each)	10.00	ea	$8.05	$80.45
Labor - Orlando N Irrigation	30.00	Hr	$65.00	$1,950.00
			PROJECT TOTAL:	**$2,030.45**

Terms & Conditions

By _____
Stephen Lasenna

Date 10/27/2026
United Land Services

By _____

Date _____
Harmony CDD

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ADDITIONAL SERVICES ORDER NO. 257889
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **257889** dated **October 27, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Hundred Thirty Five Dollars and Twenty Four Cents ($235.24)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #257889

Date: 10/27/2026

PO #

Stephen Lasenna

Customer:
PFM Group Consulting

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

Clock 8 trouble shooting 3

Clock 8
3 Error codes. Zones 1, 2 and 22 3hr

NOTE: DUE TO UNFORSEEN ITEMS ALL MATERAIL IS NOT INCLUDED. IE SOLENOIDS, WIRE. ONLY SOME OF THE WATERPROOF WIRE NUTS ARE INCLUDED.

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

Repairs Proposed $235.24

Items	Quantity	Unit	Price/Unit	Price
Irrigation Repair				**$235.24**
DBR-Y6 (each)	5.00	ea	$8.05	$40.24
Labor - Orlando N Irrigation	3.00	Hr	$65.00	$195.00
			PROJECT TOTAL:	**$235.24**

Terms & Conditions

By _____ **By** _____

Stephen Lasenna

Date 10/27/2026 **Date** _____

United Land Services **Harmony CDD**

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ADDITIONAL SERVICES ORDER NO. 260033
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **260033** dated **November 9, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Seventy Seven Thousand Two Hundred Ninety Nine Dollars and Eighty Five Cents ($77,299.85)** 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: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #260033

Date: 11/9/2026

PO #

Nicholas Lomasney

Customer:

Verona Griffith

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Harmony Mulch 2026

This proposal is for Installing (1550 yards) of brown cocoa mulch, Due to the rising cost a fuel charge has been added to the proposal ,details are as follows

Mulch & Soil $77,299.85

Items	Quantity	Unit	Price/Unit	Price
Mulch Install				**$77,299.85**
Sub Mulch Installed	1,550.00	cuyd	$48.50	$75,175.00
Fuel Surcharge	1.00	1"	$2,124.85	$2,124.85
			PROJECT TOTAL:	**$77,299.85**

Terms & Conditions

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

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

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

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

*The tree pricing is based on the current market availability concerning tree size and caliper. The price

may change based upon the size of the trees at the time of installation.

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

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

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

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

TERMS AND CONDITIONS OF SALE

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

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

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

a. No warranty on annuals.

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

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

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

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

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

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

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

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

Manufacturer’s warranty applies for all electrical/electronic parts

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

United Land Services is not responsible for irrigation system damage done by outside parties including

but not limited to homeowners and subcontractors not hired by United Land Services.

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

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

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

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

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

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

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

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

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

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

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

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

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

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond

the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

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

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

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

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

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

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

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

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

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

LIEN LAW NOTICE

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

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA’S CONSTRUCTION LIEN LAW IS

COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Nicholas Lomasney		
Date	11/9/2026	**Date**	_____
	United Land Services		**Harmony CDD**

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ADDITIONAL SERVICES ORDER NO. 260034
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

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

> **HARMONY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3501 Quadrangle Boulevard., Suite 270, Orlando, Florida 32817 (the "**District**"); and
>
> **FLORIDA ULS OPERATING, LLC**, (d/b/a "**United Land Services"**) Delaware limited liability company, whose address for purposes of this ASO is 12276 San Jose Boulevard, Suite 747, Jacksonville, Florida 32223-8617 ("**Contractor**").

SECTION 1. SCOPE OF SERVICES. Pursuant to Section 7.c of the Agreement, in addition to the Work described in the Agreement and any Exhibits, Amendments and ASOs thereto, Contractor shall provide services, as set forth in Contractor's Proposal No. **260034** dated **November 9, 2026**, and attached hereto as **Exhibit A**, all in accordance with the terms of the Agreement (the "**Additional Services**"). Contractor may make changes to the scope of Additional Services without further written authorization from the District to the extent that such changes are communicated to Contractor by the District's representative and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this ASO shall be in an amount not to exceed **Two Thousand Eight Hundred Twenty Five Dollars and Zero Cents ($2,825.00)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this ASO. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

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

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

[*Signatures on next page*]

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

ATTEST**:**	**HARMONY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chair, Board of Supervisors
WITNESS:	**FLORIDA ULS OPERATING, LLC,** a Delaware limited liability company
_____	_____
Name: _____	By:_____
Address: _____	Its:_____
_____	

Exhibit A: Scope of Additional Services

UNITED Land Services

Proposal #260034

Date: 11/9/2026

PO #

Nicholas Lomasney

Customer:

Verona Griffith

Property:

Harmony CDD
3500 Harmony Sq Dr W
Harmony, 34773

Dead Tree Removal At School Tunnel





This proposal is for removing and stump grinding (4) dead pine trees located on the right side of the sidewalk at the school tunnel. This proposal also includes removing (flush cut) 1 dead pine tree in the same location as you pull out of parent parking, details are as follows

Plant & Sod Install — $2,825.00

Items	Quantity	Unit	Price/Unit	Price
Landscape Install				**$2,825.00**
Tree Removal / Stump Grinding -	1.00	1"	$2,825.00	$2,825.00
			PROJECT TOTAL:	**$2,825.00**

Terms & Conditions

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

landscape or hardscape quote.

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

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

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

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

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

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

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

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

TERMS AND CONDITIONS OF SALE

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

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

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

a. No warranty on annuals.

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

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

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

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

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place

supplying proper Ph fresh water to installed plants.

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

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

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

Manufacturer’s warranty applies for all electrical/electronic parts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

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

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

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

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

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

terms as the underlying services.

LIEN LAW NOTICE

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

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

By	_____	**By**	_____
	Nicholas Lomasney		
Date	11/9/2026	**Date**	_____
	United Land Services		**Harmony CDD**

Harmony
Community Development District

Landscape Items

Harmony
Community Development District

Swim Club Bathroom Urinal Replacement Proposals

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

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ESTIMATE	#2465
EXPIRATION DATE	Oct 30, 2026
TOTAL	$867.87

Plumbing Solutions of Central Florida Inc.

7255 Five Oaks Dr
Harmony, FL 34773

(689) 312-6077
gmharmony@bermancorp.com

CONTACT US

3501 W Vine St, Suite 277
Kissimmee, FL 34741

(407) 847-0884
dave@plumbingsolutionsfl.com

ESTIMATE

Option #1

Services	qty	unit price	amount
Trip Charge - Trip Charge (Commercial) Our Commercial Trip Charge covers the cost of dispatching a licensed plumber to your business. This fee ensures prompt service, expert assessment, and a thorough diagnosis of your plumbing issue, helping prevent downtime and costly disruptions.	1.0	$99.00	$99.00
Fuel Charge - Fuel Charge A fuel charge helps cover the rising costs of transportation, ensuring our technicians can reach your home promptly. This supports reliable service delivery, keeping your plumbing needs met efficiently and on schedule.	1.0	$15.00	$15.00
labor	2.0	$195.00	$390.00

Services subtotal: $504.00

Materials	qty	unit price	amount
Urinal American standard # 6550001.020	1.0	$363.87	$363.87

Materials subtotal: $363.87

Subtotal	$867.87
Total	**$867.87**

WARRANTY AND PAYMENT TERMS

Warranty Coverage

- Residential repairs: Two-year workmanship warranty.
- Commercial repairs: One-year workmanship warranty.

• Residential drain clearing: 30-day warranty. If the same blockage recurs and qualifies for warranty coverage, we will return once during the warranty period to clear it at no additional charge.
• New equipment: Covered by the applicable manufacturer's warranty.

Payment and Authorization

A deposit or full payment is required before ordering materials or equipment valued at more than $1,500. Please sign the estimate to authorize material ordering and scheduling of the approved work.

Invoices more than 30 days past due are subject to an 18% interest charge. Credit card payments are subject to a 4% processing fee.

WE APPRECIATE YOUR BUSINESS!

Please leave us a review:
https://g.page/r/CUSTH1Q8-6eEBM/review

Harmony
Community Development District

Backflow Replacement and Testing Proposals

Quote

 # QT-000152

JCD Services One LLC
2165 Nolte Rd #1038
Saint Cloud Florida 34772-8762
407-392-3202
info@jcdservicesone.com
www.jcdservicesone.com

Bill To
Berman Corp

Quote Date : 16 Oct 2026

#	Item & Description	Qty	Rate	Amount
1	Backflow Preventer Replacement and Testing – 3/4" to 1" Replace existing backflow preventer, including necessary fittings, installation, testing, and submission of certification and new device information to the utility company.	1.00	775.00	775.00

Sub Total	775.00
Total	**$775.00**

Notes

Looking forward for your business.

Crafted with ease using Zoho Invoice
Visit zoho.com/invoice to create truly professional invoices

Harmony
Community Development District

Basketball Court Lighting Proposals

QUOTE NUMBER
1799

DATE
November 9, 2026

EXPIRY DATE
December 4, 2026

Download PDF

FOR
Harmony CDD

ADDRESS
3300 Schoolhouse Rd.
St. Cloud
FL 34773

TO
Grant Philbeck

EMAIL
gphilbeck@bermancorp.com

FROM
Jennifer Garcia
360 Recreation
5120 Mortier Ave
Belle Isle, FL 32812-1053
360recreation.com/

PHONE
888-360-Park (7275)

Harmony CDD - Basketball Court Lights

Court Vision™ Solar Powered Court Light • Hinged anchor System • Bright Long-lasting LED light design • 14,800 Lumens • Weather proof solar panel • Wireless remote control • 5-year Limited Warranty 	2,995.00 x 6 17,970.00
Equipment Installation Offload, Assembly & Installation of six Court Vision Solar Powered Court Lights.	680.00 x 6 4,080.00
Freight Limited-Time Offer: Free Shipping Through November 30	x 1

Subtotal	22,050.00
Total	**$22,050.00**

Terms & Conditions

Prices are valid for thirty (30) days and are subject to change thereafter. Applicable sales tax will be charged unless a valid tax exemption certificate is provided with the order.
Unless specifically stated in this proposal, site work, demolition, drainage, electrical, permits, engineering, surveys, utility relocation, and other work not listed in the Scope of Work are excluded. Customer is responsible for identifying and locating all public and private underground utilities, including use of Sunshine 811 and private locating services when necessary. 360 Recreation is not responsible for damage to utilities or concealed improvements that were not properly identified or marked.
Pricing is based on normal site conditions and reasonable access. Unforeseen conditions, unsuitable soils, underground obstructions, drainage conditions, restricted access, or other circumstances outside the original Scope of Work may result in additional charges. Any additional or changed work will be invoiced separately or handled by written change order.
360 Recreation is not responsible for delays caused by weather, permitting, inspections, site readiness, manufacturer or freight delays, acts of God, or other circumstances beyond its reasonable control. If installation cannot proceed as scheduled due to circumstances beyond 360 Recreation's control, all equipment, materials, freight, and other costs incurred or committed by 360 Recreation shall become immediately due and payable. The remaining installation balance shall be due upon substantial completion.
Buyer agrees to pay fifty percent (50%) upon acceptance of this proposal and the remaining fifty percent (50%) upon substantial completion unless otherwise stated. Minor punch-list or warranty items that do not prevent the intended use of the project shall not be grounds for withholding payment.
Equipment and custom or special-order materials are non-cancelable once ordered or placed into production. Any approved cancellation is subject to all costs incurred, including manufacturer cancellation charges, restocking fees, engineering, and freight.
Past-due balances shall accrue interest at 1.5% per month or the maximum amount permitted by law, whichever is less. Buyer shall be responsible for reasonable collection costs. In any action to enforce this Agreement or collect amounts due, the prevailing party shall be entitled to recover reasonable attorney's fees, court costs, and expenses, including those incurred on appeal.
This Agreement shall be governed by Florida law, and venue for any legal action shall be in Orange County, Florida, to the extent permitted by law. The person accepting this proposal represents that they are authorized to bind the Buyer. This proposal and any approved written change orders constitute the entire agreement between the parties.

50% DEPOSIT REQUIRED TO INITIATE ORDER

Questions & Answers

Harmony CDD - Basketball Court Lights

Total **$22,050.00**

Additional comments

Optional

Your order/reference number

Optional

Signature

Draw | Type | Sign from a touch device

Draw here

☐ **Yes, I Grant Philbeck agree to and accept this quote, on November 11, 2026 at 11:10 AM.**

Accept Quote

Decline this quote...

Powered by Quotient

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Manny’s 407 Electric Inc

43 Montana Ave
Saint Cloud, FL 34769-2165
USA
mannyr1821@gmail.com

INVOICE

BILL TO
Berman Corp, Harmony Community

INVOICE	Basketball Lights
DATE	11/06/2026
DUE DATE	12/06/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Install two pole basketball pole lights 20-25 feet high. Install two head per pole “4 total “ 40,500 lumens white light Photocells sensor for lights	2	2,870.00	5,740.00
	Sales	Run new wires 10 awg thhn up to 30 amsp inside pole Install photocell sensor Install LED lights heads in poles Set up 20-25 feet pole base “ concrete and screws as manufacture required. Ground lights poles per code .	2	875.00	1,750.00
	Sales	Labor and materials for 20-25 feet pole lights Four electrician Four days more or less of work Underground labor up to 150 feet mor for less Digging machine “Some areas require hand digging “ Cut pathways and repair as needed Wires for pole 10 AWG THHN Access ground box Pipes 1” PVC schedule 40 and 80 per code Fitting 90* Connectors Breakers Straps Permits and inspections.		9,245.00	9,245.00

Contact Manny’s 407 Electric Inc. to pay.

BALANCE DUE **$16,735.00**

Ways to pay

BANK affirm

View and pay

Harmony
Community Development District

Splash Pad Equipment Proposals

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
Harmony Park on Schoolhouse Road
Harmony, FL 34773

PROPOSAL # 30012
DATE 11/04/2026
EXPIRATION DATE 11/19/2026

	DESCRIPTION	QTY	RATE	AMOUNT
Scope of Work	Scope of work proposed to be performed at: Park located on Schoolhouse Road, Harmony, FL 34773 K&R Plumbing proposes to supply and install a new outdoor shower system.	1	4,073.40	4,073.40
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: Ken Ruch	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

3% service fee on all credit cards

All proposals are good for 15 days.

SUBTOTAL	4,073.40
TAX	0.00
TOTAL	**$4,073.40**

Accepted By

Accepted Date

3% service fee on all credit cards

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Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125

Estimate

Name / Address
Harmony CDD Berman Corp 3501 Harmony Square Dr E, St. Cloud, FL 34773

Date 11/11/2026

Estimate # 952058519

All estimates are valid for 30 days from the date of the estimate and must be approved in writing.

Description	Recommend...	Qty	Total
3501 Harmony Square Dr E, -- Splash-Pad Shower & Drain Reconstruction Remove and replace outdoor shower fixture, control valve, accessible water supply and drain connections, and floor drain assembly with grate. Clear accessible drain obstructions, complete localized surface restoration, and test operation. Pricing assumes existing accessible plumbing. Extensive underground repairs, major concrete reconstruction, and concealed conditions are excluded and require separate written approval. Final scope and pricing subject to verification.			4,250.00

TERMS: Estimate valid 30 days; written approval required. Customer confirms they are the property owner or are authorized to approve the work. Payment is due upon completion unless otherwise stated. Pricing is based on known/visible conditions; concealed conditions or additional work require approval. A $125 service-call/cancellation fee may apply for no access, no issue found, user-related conditions, or insufficient cancellation notice. Unpaid balances may be subject to lawful collection/recording costs, attorney fees where permitted, and construction lien rights under Florida law. Warranties are subject to applicable manufacturer and CFPS terms.

Total **$4,250.00**

Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.

Harmony
Community Development District

Harmony Vehicle Proposals

Trailmaster Challenger 200U -

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Gas Cart	Tribal Motor Sports	TrailMaster Challenger 200U Cargo UTV - Lowest priced option. Typically used as a recreational vehicle. 175lb cargo load. Gas powered. Closest service is 45 miles	$4,699.00	Each	1	$4,699.00
		MCO/Title Processing Standard	$19.00	Each	1	$19.00
		Shipping	$279.00	Each	1	$279.00
					Grand Total	**$4,997.00**

TrailMaster Challenger 200U Cargo UTV | TribalMotorsports



Quote 2 - Kawasaki Mule

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Gas Cart	RCHill Powersports Orlando	2026 Kawasaki Mule Standard Gas Cart 1100lbs Towing Capacity - 400lb Cargo 27 Miles for service center	$6,455.00	Each	1	$6,455.00
		Freight	$1,497.00	Each	1	$1,497.00
		Prep	$399.00	Each	1	$399.00
		Dealer Fee	$379.00	Each	1	$379.00
		Title	$354.50	Each	1	$354.50
					Total	**$9,084.50**

2026 Kawasaki Mule SX SXS For Sale In Orlando FL - KD01246 RC DEMO



Massimo Buck 250

Category	Store	Item Description	Unit Price	Unit	Quantity	Total
Gas Cart	Massimo	Massimo Buck 250 Gas Powered 400lb Load Dumping Bed No tow hitch Nearest service 45 miles	$5,699.00	Each	1	$5,699.00
		Documentation Fee	$75.00	Each	1	$75.00
		Delivery	$899.00	Each	1	$899.00
					Total	**$6,673.00**
BUCK 250						



Harmony
Community Development District

Field Updates

Blake Firth

From: Daniel Wilson <gmharmony@bermancorp.com>
Sent: Wednesday, November 11, 2026 4:56 PM
To: Daniel Leet; Joellyn Phillips; Brittany Coronel; Lucas Chokanis; Julie Nichols Williams
Cc: Lynne Mullins; Blake Firth; Matthew Davenport; Grant Philbeck
Subject: Harmony CDD – Operations and Project Update

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

Good afternoon, Board Members,

Please see the following updates, on ongoing projects, and recent accomplishments throughout the District:

Swim Club Well and Pump
A new well and pump are needed following the discovery of sand and sediment in the system. We are currently gathering replacement proposals to compare scope, pricing, and recommended solutions before determining the next steps.

Polaris Repairs
Repairs have been approved, and replacement parts have been ordered. We are actively following up with the vendor to confirm the anticipated completion date.

Pool Furniture
New pool furniture has been delivered and placed into service with the new loungers to be set out tomorrow. Existing furniture was repaired and relocated to Ashley Park to enhance seating availability at both facilities.

Vehicle Removal and Storage Yard Cleanup
Requisition vehicles have been removed, and the yard near the Conex boxes, other large debris has been removed. We are in the process of requesting a dumpster to clear up remaining area. After further inspection, the utility/boat trailer has been retained for ongoing operational use.

Estates Pocket Park
The park has been pressure washed and cleaned, sidewalk grinding was completed in select areas, and the park benches were treated and refreshed.

Basketball Court
We are evaluating the court's surface condition and areas of pooling to determine any necessary repairs. Lighting options are also being reviewed with quotes.

Tower & Town Center Electrical Work
Manny's Electric is scheduled for Friday to install the dedicated GFCI at the tower. Additional repairs at the Town Center are being included within the approved not-to-exceed authorization to restore/improve functionality and address other identified electrical issues.

Tunnel Cameras
The two installed cameras, near the tunnel are online, and staff continues to monitor their operation and battery requirements.

Sidewalk Repairs - Phase 2 Planning
Baseline was on site today to complete the previously approved change order work. We will also be meeting in the coming weeks to develop a Phase 2 sidewalk repair scope. Board input on any locations you would like evaluated for inclusion in this phase would be appreciated.

I will continue to provide updates as proposals are received and project schedules are finalized, as well as bring forward any items requiring Board review or consideration.

Remember, please do not "reply all" per the Florida Sunshine Laws.

Thank you,

Daniel Wilson

General Manager

Phone: (689) 312-6077
Email: gmharmony@bermancorp.com

www.bermancorp.com