

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, April 27, 2023

Remote Participation:

Zoom: <https://zoom.us/j/4276669233>

--or--

Call in (audio only) 929-205-6099, ID 4276669233



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Harmony Community Development District

Board Members:

- Teresa Kramer, Chair
Daniel Leet, Vice-Chair
Kerul Kassel, Assistant Secretary
Jo Phillips, Assistant Secretary
Lucas Chokanis, Assistant Secretary



Staff Members:

- Angel Montagna, District Manager
Michael Eckert, District Counsel
David Hamstra, District Engineer
Brett Perez, Area Field Director

Meeting Agenda

Thursday, April 27, 2023 - 6:00 pm

- 1. Call to Order and Roll Call
2. Audience Comments on Agenda Items - Three (3) Minute Time Limit
3. Contractor Reports
A. Benchmark
i. 2023-184 Tree Removal and Installation at 7029 Buttonbush Loop Page 5
ii. #546 Replacement of Tree Page 7
iii. Offer of Amaryllis and Lily Bulbs
4. Consent Agenda
A. Minutes from the Regular Meeting of March 30, 2023 Page 10
B. March Financial Statements Page 11
C. #275 March 2023 Invoices and Check Register Page 26
5. New Business
A. Discussion of Harmony Florida Land Offer Page 31
B. Consideration of Parks and Recreation Facility Use Application, Harmony and Middle School Jazz Band Concert and Dinner Page 62
6. Staff Reports
A. Field Manager Report Page 67
i. Field Report Page 68
ii. Proposals
a. Picnic Pavilion Awning Proposals from Sunshades Awning and Sunstate Awning Page 97
b. Steel Building Proposals, Eversafe and Titan Steel Structures Page 108
iii. Update on Polaris Engine
iv. Revised Sidewalk Inspection Report
v. Update on Sidewalk Repair on Primrose Willow Drive
vi. Discussion of Frontage Fence
B. District Engineer Report
i. Site Plan for Community Maintenance Facility Move Page 128
ii. Quote on Billy's Trail Culvert Placement Page 129
C. District Counsel Report
i. Discussion of any Changes to District Counsel Agreement
D. District Manager Report
i. Update on Website Management, Campus Suite Page 131
ii. Budget Process
7. Old Business
A. Code Enforcement Inspection on April 10, 2023
8. Supervisor Requests
9. Adjournment

The next workshop is scheduled for Thursday, May 25, 2023 at 4:30 p.m.
The next meeting is scheduled for Thursday, May 25, 2023 at 6:00 p.m.

District Office:
313 Campus Street
Celebration FL 34747
407-566-1935
www.harmonycdd.org

Meeting Location:
3285 Songbird Circle
St. Cloud, FL 34773
Zoom: https://zoom.us/j/4276669233
Phone: 929-205-6099, ID 4276669233

Section 3

Contractor Reports

Subsection 3A

Benchmark

Subsection 3Ai

Proposal 2023-184

Benchmark Landscaping

PO Box 471057
Kissimmee, FL 34747
+1 4079297610
accounting@benchmarklandscapingfl.com
www.benchmarklandscapingfl.com



Estimate

ADDRESS

Inframark c/o Harmony CDD
313 Campus Street
Kissimmee, FL 34747
United States

SHIP TO

Inframark c/o Harmony CDD
313 Campus Street
Kissimmee, FL 34747
United States

ESTIMATE # 2023-184

DATE 03/28/2023

ACCOUNT MANAGER

Jacob Mootz: JMootz@benchmarklandscapingfl.com

	DESCRIPTION	QTY	RATE	AMOUNT
Tree Installation	Removal of existing failing tree located at 7029 Buttonbush Loop. Replace with 30 gallon Florida Fancy 2.5" caliper. 1/2" bubbler and water bag included.	1	1,950.00	1,950.00
TOTAL				\$1,950.00

Accepted By

Accepted Date

Subsection 3Aii

Proposal #546



Proposal #546

Date: 4/18/2023

Customer:

Brett Perez

Brett.Perez@inframark.com

Property:

Harmony CDD
 3500 Harmony Sq Dr W
 Harmony, FL 34773

This tree behind our house (3314 Sagebrush - across the water from the 13th hole)

Service Details

This tree behind our house (3314 Sagebrush - across the water from the 13th hole)

Enhancement Services

Items	Quantity	Unit	Price/Unit	Price
Labor - Enhancement	0.00	Hr	\$0.00	\$0.00
Tree - 30gal Maple Tree	1.00	ea	\$0.00	\$0.00
Mulch - Bag	1.00	ea	\$0.00	\$0.00
Enhancement Services:				\$470.00
PROJECT TOTAL:				\$470.00

Terms & Conditions

Final payment shall be made within thirty (30) days upon completion. After thirty (30) days post-completion, Benchmark Landscaping reserves the right to apply a late fee of three-percent (3%) of the outstanding balance charged every thirty (30) days that the invoice remains outstanding.

By _____
Justin Green

Date 4/18/2023
Benchmark Landscaping

By _____

Date _____
Harmony CDD

Section 4

Consent Agenda

Subsection 4A

Meeting Minutes of March 30, 2023

Markup Review Version

Delivered Under [Separate Cover](#)

Subsection 4B

Financials

TO: Board of Supervisors, Harmony CDD
FROM: Samantha Smith, Accountant
CC: Angel Montagna, District Manager
DATE: April 10, 2023
SUBJECT: March 2023 Financials

Please find the attached March 2023 financial report. During your review, please keep in mind that the goal is for revenue to meet or exceed the annual budget and for expenditures to be at or below the annual budget. To assist with your review, an overview is provided below. Should you have any questions or require additional information, please contact me at Samantha.Smith@Inframark.com.

General Fund

- Total Revenue through March is approximately 85% of the annual budget. This is typical for this time of year.
 - Non Ad Valorem Assessment collections are currently at 83%.
- Total Expenditures through March are at 45% of the annual budget.
 - ▶ Administrative
 - P/R-Board of Supervisors - Includes payroll for meetings through March 2023.
 - ProfServ-Engineering - Pegasus Engineering services through December 2022.
 - ProfServ-Legal Services - Kutak Rock general counsel through February 2023.
 - ProfServ-Management Consulting - Contract with Inframark.
 - ProfServ-Property Appraiser - Annual fees charged by Katrina S Scarborough property appraiser's office.
 - ProfServ-Recording Secretary - Inframark provides near verbatim minutes.
 - ProfServ-Special Assessment - Assessment roll services.
 - Postage and Freight - FedEx services, postage reimbursements to Inframark and survey mailing.
 - Insurance-General Liability - Egis Insurance Advisors provides auto, general liability, inland marine and property insurance.
 - Legal Advertising - Legal and public notices by Sun Publications.
 - Annual District Filing Fee - FY22-23 filing fee paid to the department of economic opportunity.
 - ▶ Field
 - ProfServ-Field Management - Contract with Inframark.
 - Trailer Rental - Includes monthly rental of 1 container and 1 office trailer.
 - ▶ Landscaping Services
 - Contracts-Irrigation - Contract with Servello and Sons through January 2023.
 - Contracts-Trees & Trimming - Contract with Servello and Sons through January 2023.
 - Contracts-Trash & Debris Removal - Contract with Servello and Sons through January 2023.
 - Contracts-Landscape - Contract with Servello and Sons through January 2023. Includes credit on November 2022 and January 2023 invoices. New vendor as of February 2023 is Benchmark Landscaping.
 - Contracts-Shrub/Ground Cover - Contract with Servello and Sons through January 2023.
 - R&M Irrigation - Includes various irrigation supplies and repairs by Servello and Sons through January 2023. New vendor as of February 2023 is Benchmark Landscaping.
 - R&M-Trees and Trimming - Includes tree trimming and replacement by Servello and Sons and Brightview Landscape Services.
 - ▶ Utilities
 - Electricity-General - Services provided by OUC.
 - Electricity-Streetlighting - Services provided by OUC.
 - Utility-Water & Sewer - Services provided by TOHO.
 - ▶ Operation & Maintenance
 - Utility-Refuse Removal - Services provided by Waste Connections of FL.
 - R&M-Pools - Includes control leases for Ashley Park and splash pad, permits, chemicals. Also includes pool pump by Spies Pool, splash pad fountain repair by Professional Fountain Services, and pool motor replacement by Florida Aqua Group.
 - R&M-User Supported Facility - Includes jet clean line at dog park and poolhouse bathroom repairs by Tom Parrish Plumbing.
 - R&M-Parks & Facilities - Various supplies and repairs, including dog waste bags, field staff supplies, swing repair, bathroom exhaust fan deposit, patio umbrellas, gate, mower tires, electrical panel repairs, and signs.
 - R&M-Invasive Plant Maintenance - Includes wetland exotics treatment by Aquatic Weed Management and annual monitoring and reporting by Bowman and Blair Ecology.
 - Security Enhancements - Includes internet service and ancillary costs.
 - Op Supplies-Fuel, Oil - Includes fuel purchases.
 - Capital Outlay-Vehicles - Includes 2022 club car, purchased from Advantage Golf Cars.
 - ▶ Debt Service
 - Principal Expense - Principal portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.
 - Interest Expense - Interest portion of VC1 debt service assessment transferred from the general fund to the series 2015 debt service fund in March 2023.

General Fund Reserves

- ▶ \$801,476 fund balance = \$1 Million fund balance transferred from General Fund in FY22, minus \$452,994 FY22 expenditures, plus \$300,000 fund balance transferred from General Fund in FY23, minus \$45,530 FY23 expenditures.
 - Reserve-Other - Includes storm drain repairs by Atlantic Pipe Services. Also includes road grading and stone by Gary's Grading Inc.

HARMONY

Community Development District

Financial Report

March 31, 2023

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 4
General Fund Reserves	5
Debt Service Funds	6 - 7

<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments	8
Cash and Investment Report	9

HARMONY
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

HARMONY

Community Development District

Governmental Funds

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND RESERVES	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 520,863	\$ -	\$ -	\$ -	\$ 520,863
Accounts Receivable	10	-	-	-	10
Due From Other Funds	-	801,476	-	-	801,476
Investments:					
Money Market Account	1,833,444	-	-	-	1,833,444
Prepayment Account	-	-	6,229	903,381	909,610
Reserve Fund	-	-	607,313	340,000	947,313
Revenue Fund	-	-	1,363,357	677,248	2,040,605
TOTAL ASSETS	\$ 2,354,317	\$ 801,476	\$ 1,976,899	\$ 1,920,629	\$ 7,053,321
LIABILITIES					
Accounts Payable	\$ 61,486	\$ -	\$ -	\$ -	\$ 61,486
Accrued Expenses	68,747	-	-	-	68,747
Due To Other Funds	801,476	-	-	-	801,476
TOTAL LIABILITIES	931,709	-	-	-	931,709
FUND BALANCES					
Restricted for:					
Debt Service	-	-	1,976,899	1,920,629	3,897,528
Assigned to:					
Operating Reserves	467,801	-	-	-	467,801
Unassigned:	954,807	801,476	-	-	1,756,283
TOTAL FUND BALANCES	\$ 1,422,608	\$ 801,476	\$ 1,976,899	\$ 1,920,629	\$ 6,121,612
TOTAL LIABILITIES & FUND BALANCES	\$ 2,354,317	\$ 801,476	\$ 1,976,899	\$ 1,920,629	\$ 7,053,321

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 3,678	\$ 1,839	\$ 20,721	\$ 18,882
Interest - Tax Collector	-	-	2,034	2,034
Special Assmnts- Tax Collector	2,452,225	2,329,614	2,040,112	(289,502)
Special Assessments-Tax Collector-VC1	(28,737)	(27,300)	-	27,300
Special Assmnts- Discounts	(98,088)	(93,184)	(79,832)	13,352
Other Miscellaneous Revenues	-	-	2,798	2,798
Access Cards	1,200	600	720	120
Insurance Reimbursements	-	-	7,709	7,709
Facility Revenue	600	300	-	(300)
User Facility Revenue	15,000	7,500	1,443	(6,057)
Garden Lot	1,207	606	1,072	466
TOTAL REVENUES	2,347,085	2,219,975	1,996,777	(223,198)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	14,000	7,002	4,800	2,202
FICA Taxes	1,071	534	367	167
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	60,000	30,000	15,174	14,826
ProfServ-Legal Services	60,000	30,000	56,285	(26,285)
ProfServ-Mgmt Consulting	69,250	34,626	34,625	1
ProfServ-Property Appraiser	392	392	694	(302)
ProfServ-Recording Secretary	4,200	2,100	2,100	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,160	-	-	-
Auditing Services	4,400	4,400	4,400	-
Postage and Freight	1,000	498	251	247
Rental - Meeting Room	3,000	1,500	-	1,500
Insurance - General Liability	28,000	28,000	18,732	9,268
Legal Advertising	1,000	498	418	80
Misc-Records Storage	1,500	750	60	690
Misc-Assessment Collection Cost	49,045	46,593	39,206	7,387
Annual District Filing Fee	175	175	175	-
Total Administration	318,715	197,390	187,609	9,781
Field				
ProfServ-Field Management	338,872	169,434	169,436	(2)
Trailer Rental	8,500	4,250	3,399	851
Total Field	347,372	173,684	172,835	849

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Landscape Services</u>				
Contracts-Mulch	146,608	73,304	-	73,304
Contracts-Irrigation	42,822	21,411	14,274	7,137
Contracts-Trees & Trimming	46,909	23,454	15,636	7,818
Contracts-Annuals	12,672	6,336	-	6,336
Contracts-Trash & Debris Removal	19,565	9,783	6,522	3,261
Contracts - Landscape	294,685	147,342	196,187	(48,845)
Cntrs-Shrub/Grnd Cover Annual Svc	86,074	43,037	28,691	14,346
R&M-Irrigation	30,000	15,000	6,092	8,908
R&M-Trees and Trimming	40,000	19,998	24,600	(4,602)
Miscellaneous Services	35,000	17,502	-	17,502
Total Landscape Services	754,335	377,167	292,002	85,165
<u>Utilities</u>				
Electricity - General	40,700	20,350	19,081	1,269
Electricity - Streetlights	121,000	60,500	62,343	(1,843)
Utility - Water & Sewer	198,000	99,000	62,441	36,559
Total Utilities	359,700	179,850	143,865	35,985
<u>Operation & Maintenance</u>				
Utility - Refuse Removal	3,000	1,500	1,760	(260)
R&M-Ponds	20,000	10,000	1,200	8,800
R&M-Pools	35,000	17,500	19,604	(2,104)
R&M-Roads & Alleyways	2,000	1,002	-	1,002
R&M-Sidewalks	20,000	10,000	-	10,000
R&M-Streetlights	10,000	5,000	-	5,000
R&M-Vehicles	15,000	7,500	-	7,500
R&M-User Supported Facility	5,000	2,500	1,015	1,485
R&M-Equipment Boats	10,000	5,000	239	4,761
R&M-Parks & Facilities	25,000	12,498	19,370	(6,872)
R&M-Garden Lot	2,000	1,000	171	829
R&M-Invasive Plant Maintenance	105,000	52,500	53,550	(1,050)
Security Enhancements	5,700	2,850	3,929	(1,079)
Op Supplies - Fuel, Oil	8,000	4,000	1,182	2,818
Cap Outlay - Vehicles	30,000	30,000	10,961	19,039
Total Operation & Maintenance	295,700	162,850	112,981	49,869
<u>Debt Service</u>				
Principal Debt Retirement	13,507	13,507	13,507	-
Interest Expense	13,093	13,093	13,093	-
Total Debt Service	26,600	26,600	26,600	-
TOTAL EXPENDITURES	2,102,422	1,117,541	935,892	181,649

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues				
Over (under) expenditures	244,663	1,102,434	1,060,885	(41,549)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(300,000)	(300,000)
Contribution to (Use of) Fund Balance	244,663	-	-	-
TOTAL FINANCING SOURCES (USES)	244,663	-	(300,000)	(300,000)
Net change in fund balance	\$ 244,663	\$ 1,102,434	\$ 760,885	\$ (341,549)
FUND BALANCE, BEGINNING (OCT 1, 2022)	661,723	661,723	661,723	
FUND BALANCE, ENDING	\$ 906,386	\$ 1,764,157	\$ 1,422,608	

HARMONY

Community Development District

General Fund Reserves

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>EXPENDITURES</u>				
Operation & Maintenance				
Reserve - Other	\$ 300,000	\$ 300,000	\$ 45,530	\$ 254,470
Total Operation & Maintenance	300,000	300,000	45,530	254,470
TOTAL EXPENDITURES	300,000	300,000	45,530	254,470
Excess (deficiency) of revenues				
Over (under) expenditures	(300,000)	(300,000)	(45,530)	254,470
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	300,000	300,000
Contribution to (Use of) Fund Balance	(300,000)	-	-	-
TOTAL FINANCING SOURCES (USES)	(300,000)	-	300,000	300,000
Net change in fund balance	\$ (300,000)	\$ (300,000)	\$ 254,470	\$ 554,470
FUND BALANCE, BEGINNING (OCT 1, 2022)	547,006	547,006	547,006	
FUND BALANCE, ENDING	\$ 247,006	\$ 247,006	\$ 801,476	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 61	\$ 30	\$ 36	\$ 6
Special Assmnts- Tax Collector	1,217,276	1,156,412	1,022,944	(133,468)
Special Assmnts- Discounts	(48,691)	(46,256)	(40,029)	6,227
TOTAL REVENUES	1,168,646	1,110,186	982,951	(127,235)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	24,345	23,128	19,658	3,470
Total Administration	24,345	23,128	19,658	3,470
<u>Debt Service</u>				
Principal Debt Retirement	695,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	459,663	229,832	229,831	1
Total Debt Service	1,154,663	229,832	299,831	(69,999)
TOTAL EXPENDITURES	1,179,008	252,960	319,489	(66,529)
Excess (deficiency) of revenues Over (under) expenditures	(10,362)	857,226	663,462	(193,764)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(10,362)	-	-	-
TOTAL FINANCING SOURCES (USES)	(10,362)	-	-	-
Net change in fund balance	\$ (10,362)	\$ 857,226	\$ 663,462	\$ (193,764)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,313,437	1,313,437	1,313,437	
FUND BALANCE, ENDING	\$ 1,303,075	\$ 2,170,663	\$ 1,976,899	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 40	\$ 20	\$ 40	\$ 20
Special Assmnts- Tax Collector	796,597	756,767	541,254	(215,513)
Special Assmnts- Other	26,600	26,600	26,600	-
Special Assmnts- Prepayment	-	-	903,381	903,381
Special Assmnts- Discounts	(31,864)	(30,271)	(21,146)	9,125
TOTAL REVENUES	791,373	753,116	1,450,129	697,013
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	15,932	15,135	11,155	3,980
Total Administration	15,932	15,135	11,155	3,980
<u>Debt Service</u>				
Principal Debt Retirement	390,000	-	-	-
Principal Prepayments	-	-	1,165,000	(1,165,000)
Interest Expense	389,775	194,888	194,888	-
Total Debt Service	779,775	194,888	1,359,888	(1,165,000)
TOTAL EXPENDITURES	795,707	210,023	1,371,043	(1,161,020)
Excess (deficiency) of revenues				
Over (under) expenditures	(4,334)	543,093	79,086	(464,007)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,334)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,334)	-	-	-
Net change in fund balance	\$ (4,334)	\$ 543,093	\$ 79,086	\$ (464,007)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,841,543	1,841,543	1,841,543	
FUND BALANCE, ENDING	\$ 1,837,209	\$ 2,384,636	\$ 1,920,629	

HARMONY

Community Development District

Supporting Schedules

March 31, 2023

HARMONY

Community Development District

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund	Series 2014 Debt Service Fund ⁽¹⁾	Series 2015 Debt Service Fund ⁽¹⁾
ASSESSMENTS LEVIED FY 2023				\$ 4,328,217	\$ 2,423,488	\$ 1,215,175	\$ 689,554
Allocation %				100%	55.99%	28.08%	15.93%
11/17/22	\$ 13,410	\$ 704	\$ 274	\$ 14,387	\$ 8,056	\$ 4,039	\$ 2,292
11/22/22	\$ 286,879	\$ 12,197	\$ 5,855	\$ 304,931	\$ 170,739	\$ 85,611	\$ 48,580
12/09/22	\$ 2,729,319	\$ 116,043	\$ 55,700	\$ 2,901,062	\$ 1,624,385	\$ 814,492	\$ 462,185
12/22/22	\$ 213,418	\$ 8,631	\$ 4,355	\$ 226,405	\$ 126,771	\$ 63,565	\$ 36,070
Adjustment	\$ (37,649)	\$ (1,569)	\$ -	\$ (39,217)	\$ -	\$ -	\$ (39,217)
01/10/23	\$ 113,868	\$ 3,594	\$ 2,324	\$ 119,785	\$ 67,071	\$ 33,630	\$ 19,084
01/10/23	\$ 4,701	\$ 148	\$ 96	\$ 4,945	\$ 2,769	\$ 1,388	\$ 788
02/07/23	\$ 2,955	\$ 44	\$ 60	\$ 3,059	\$ 1,713	\$ 859	\$ 487
02/08/23	\$ 43,734	\$ 982	\$ 893	\$ 45,609	\$ 25,537	\$ 12,805	\$ 7,266
03/08/23	\$ 22,648	\$ 233	\$ 462	\$ 23,344	\$ 13,071	\$ 6,554	\$ 3,719
TOTAL	\$ 3,393,284	\$ 141,007	\$ 70,019	\$ 3,604,310	\$ 2,040,112	\$ 1,022,944	\$ 541,254

Collected in % 83%

TOTAL OUTSTANDING	\$ 723,907	\$ 383,377	\$ 192,231	\$ 148,299
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Note (1): Variance between budget and assessment levy is due to prepayments received during the budget process.

HARMONY
Community Development District

Cash and Investment Report
March 31, 2023

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	Bank United	Checking Account	n/a	0.00%	\$520,863
Money Market Account	BankUnited	Money Market Account	n/a	4.00%	\$1,833,444
					Subtotal
					\$2,354,307

Debt Service and Capital Projects Funds
--

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$6,229
Series 2014 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$1,363,357
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$903,381
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.005%	\$677,248
					Subtotal
					\$3,897,528
					Total
					\$6,251,835

Subsection 4C

Invoices and Check Register

Harmony

Community Development District

General Fund

Invoice Approval Report # 275

April 17, 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
BENCHMARK LANDSCAPING LLC	88	R	\$ 55,000.00
	167	R	\$ 20,000.00
	Vendor Total		\$ 75,000.00
BERGER, TOOMBS, ELAM	361457	R	\$ 4,400.00
	Vendor Total		\$ 4,400.00
BRIGHTVIEW LANDSCAPE SERVICES, INC.	8360196	R	\$ 6,030.00
	8360197	R	\$ 6,400.00
	Vendor Total		\$ 12,430.00
CAPITAL POWER INC	0123F17	R	\$ 460.00
	Vendor Total		\$ 460.00
CHARTER COMMUNICATIONS - ACH	0038644030623 ACH	R	\$ 123.98
	0038651032823 ACH	R	\$ 119.98
	Vendor Total		\$ 243.96
COMPLETE ACCESS CONTROL	23-485	R	\$ 1,712.53
	Vendor Total		\$ 1,712.53
ELAN FINANCIAL SERVICES DBA BANK UNITED	03232023-1777 ACH	R	\$ 1,396.94
	Vendor Total		\$ 1,396.94
FAST SIGNS	2060-21163	R	\$ 325.00
	Vendor Total		\$ 325.00
FEDEX	8-082-28961	R	\$ 50.36
	8-075-43706	R	\$ 22.08
	8-089-01287	R	\$ 24.09
	Vendor Total		\$ 96.53
FLORIDA AQUA GROUP, LLC	INV-000086	R	\$ 1,421.16
	Vendor Total		\$ 1,421.16
HARMONY CDD C/O U.S. BANK	041023-1	R	\$ 28,105.07
	041023-2	R	\$ 15,948.28
	Vendor Total		\$ 44,053.35
INFRAMARK, LLC	90429	A	\$ 37,373.36
	91825	A	\$ 37,472.95
	Vendor Total		\$ 74,846.31
KUTAK ROCK LLP	3194267	A	\$ 3,500.00
	3194309	A	\$ 3,238.19

Harmony

Community Development District

General Fund

Invoice Approval Report # 275

April 17, 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
	3207883	A	\$ 4,657.00
		Vendor Total	\$ 11,395.19
ORLANDO UTILITIES COMMISSION-ACH	022623-9921 ACH	R	\$ 14,197.49
		Vendor Total	\$ 14,197.49
PEGASUS ENGINEERING, LLC	226483	A	\$ 2,677.50
		Vendor Total	\$ 2,677.50
POOLSURE	101295641656	R	\$ 369.75
	101295641654	R	\$ 356.25
	101295641014	R	\$ 764.25
	101295640802	R	\$ 35.00
	101295640801	R	\$ 60.00
	101295641224	R	\$ 741.00
	101295641225	R	\$ 224.25
		Vendor Total	\$ 2,550.50
PROFESSIONAL FOUNTAIN SERVICES LLC	2272	R	\$ 2,300.00
		Vendor Total	\$ 2,300.00
SERV US@, LLC	4420	R	\$ 1,150.00
		Vendor Total	\$ 1,150.00
SYMBIONT SERVICE CORP.	SA2784	R	\$ 410.00
	I34004	R	\$ 150.00
	I33476	R	\$ 336.76
		Vendor Total	\$ 896.76
TOHO WATER AUTHORITY - ACH	032123-8389 ACH	R	\$ 15,952.93
		Vendor Total	\$ 15,952.93
WASTE CONNECTIONS OF FL.	1437757W460	R	\$ 309.12
		Vendor Total	\$ 309.12
WILLIAMS SCOTSMAN, INC. - ACH	9017019655 EFT	R	\$ 94.35
	9017307515 ACH	R	\$ 490.00
	9017164835 ACH	R	\$ 36.75
		Vendor Total	\$ 621.10
Total Invoices			\$ 268,436.37

Harmony

Community Development District

General Fund

Invoice Approval Report # 275

April 17, 2023

Payee	Invoice Number	A= Approval R= Ratification	Invoice Amount
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Section 5

New Business

Subsection 5A

Developer Land Offer

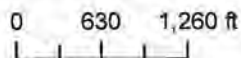


Harmony Florida Land



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 9/23/2022



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



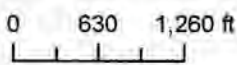
Osceola County, Florida, Eric Kern & Associates, Inc., Osceola County, Florida



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

20-26-32-0000-0010-0000

Date Generated: 4/20/2022



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 20-26-32-0000-0010-0000



Owner Information

Owner Name HARMONY FLORIDA LAND LLC
Mailing Address 1750 W BROADWAY STE 111
 OVIEDO, FL 32765
Physical Address FIVE OAKS DR, SAINT CLOUD FL 34771
Description NO AG ACREAGE-VAC
Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$11,500	Land	\$11,500
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$11,500	Appraised(just)	\$11,500
Assessed(estimated)	\$11,500	Assessed*	\$11,500
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$11,500	Taxable	\$11,500
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
1		\$0	2001-01-10	NC
2	1541-0160	\$0	1998-10-07	CD
3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2541	\$0	1992-06-12	SW
13	1072-2546	\$0	1992-06-11	QC
14	0859-0948	\$0	1987-11-01	QC
15	0859-0951	\$0	1987-11-01	QC
16	0857-1672	\$0	1987-10-01	QC
17	0795-0887	\$0	1985-12-20	WD
18	0795-0891	\$71	1985-12-20	WD
19	0690-0455	\$8,650,000	1983-10-01	QC

Land Information - Total Acreage: 114.80

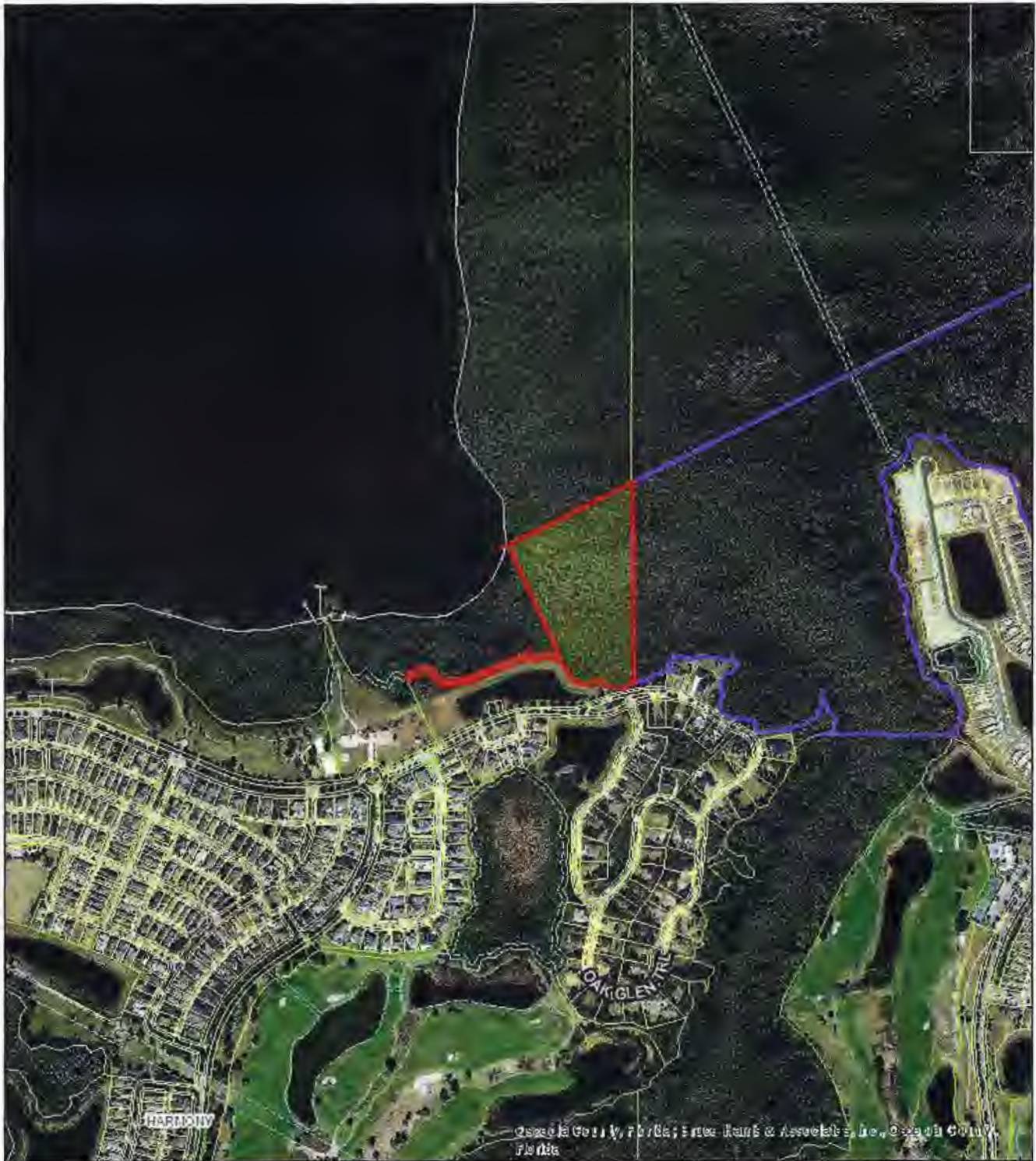
Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	114.80	0.00	AC	\$11,500

Legal Description

Legal Description

ALL LESS COM AT NE COR TRACT L/U-7 BIRCHWOOD NBDS B & C PB 14 PGS 67-73, S 15 DEG W 9.50 FT TO POB; S 75 DEG E 17.46 FT TO POC TO LEFT, RAD 1166.50 FT, ELY 537.23 FT, N 79 DEG E 489.26 FT TO POC TO LEFT, RAD 508 FT, NELY 394.22 FT, N 34 DEG E 726.63 FT TO POC TO LEFT, RAD 1508 FT, NELY 144.23 FT, N 29 DEG E 529.73 FT TO POC TO LEFT, RAD 1429 FT, NLY 900.56 FT, N 07 DEG W 328.10 FT TO POC TO RIGHT, RAD 1300 FT, NLY 998.03 FT, N 37 DEG E 251.29 FT, N 53 DEG W 16.38 FT, N 13 DEG E 94.86 FT, N 21 DEG W 53.74 FT, N 55 DEG W 98.69 FT, N 67 DEG W 65.62 FT, S 75 DEG W 139.44 FT, S 81 DEG W 51.85 FT, S 83 DEG W 42.62 FT, S 78 DEG W 79.79 FT, S 77 DEG W 58.59 FT, N 44 DEG W 230.80 FT, N 28 DEG E 58.16 FT, N 12 DEG E 28.87 FT, N 36 DEG E 38.87 FT, N 75 DEG E 24.77 FT, N 50 DEG E 59.61 FT, N 30 DEG E 48.30 FT, N 21 DEG E 22.62 FT, S 69 DEG E 83.86 FT TO POC TO RIGHT, RAD 70 FT, SELY 28.00 FT TO POC OF NON-TANG CURVE TO RIGHT, RAD PT S 44 DEG W 477.96 FT, SELY 117.33 FT TO POC OF NON-TANG CURVE TO LEFT, RAD PT N 49 DEG E 219.24 FT, SELY 80.24 FT TO POC OF NON-TANG CURVE TO LEFT, RAD PT N 26 DEG E 254.59 FT, ELY 46.11 FT TO PT OF CURVE OF NON-TANG CURVE TO RIGHT, RAD PT S 11 DEG W 51.08 FT, SELY 66.16 FT, S 78 DEG E 248.85 FT, S 53 DEG E 90.19 FT, N 37 DEG E 40.81 FT, N 53 DEG W 8.00 FT, N 37 DEG E 72.38 FT TO POC TO LEFT, RAD 720.50 FT, NELY 332.54 FT, N 10 DEG E 352.12 FT TO POC OF NON-TANG CURVE TO RT, RAD PT N 38 DEG E 85.00 FT, NLY 201.48 FT TO PT OF REV CURVE TO LEFT, RAD 18.50 FT, NELY 19.73 FT, N 23 DEG E 258.78 FT, S 67 DEG E 63.00 FT, S 23 DEG W 270.27 FT TO POC OF NON-TANG CURVE TO RIGHT, RAD PT S 44 DEG W 85.00 FT, SLY 175.30 FT, S 10 DEG W 352.12 FT TO POC TO RIGHT, RAD 789.50 FT, SWLY 369.01 FT, S 37 DEG W 565.25 FT TO POC TO LEFT, RAD 1229 FT, SLY 943.52 FT, S 07 DEG E 54.31 FT, S 63 DEG W 8.00 FT, S 07 DEG E 273.79 FT TO POC TO RT, RAD 1492 FT, SLY 786.10 FT, S 67 DEG E 8.00 FT TO POC OF NON-TANG CURVE TO RIGHT, RAD PT N 67 DEG W 1500 FT, SWLY 164.99 FT, S 29 DEG W 528.73 FT TO POC TO RIGHT, RAD 1579 FT, SWLY 151.02 FT, S 34 DEG W 450.12 FT, N 55 DEG W 8.00 FT, S 34 DEG W 278.51 FT TO POC TO RIGHT, RAD 571 FT, SWLY 443.11 FT, S 79 DEG W 489.26 FT TO POC TO RIGHT, RAD 1231.50 FT, WLY 146.55 FT, S 04 DEG E 8.00 FT TO POC OF NON-TANG CURVE TO RIGHT, RAD PT N 04 DEG W 1239.50 FT, WLY 422.38 FT, N 75 DEG W 17.46 FT, N 15 DEG E 15.00 FT, N 73 DEG W 25.00 FT, N 15 DEG E 40.50 FT, S 75 DEG E 25.00 FT, N 15 DEG E 15.00 FT TO POB LESS HARMONY PHASE 3 PB 20 PG 120-128 LESS PLAT HARMONY NBDS D-2 & E PB 21 PG 36-41 & LESS THAT PORTION LYING WITHIN 20-26-32: COM AT INTER OF SLY R/W LINE OF SR 500-A & W/L OF 18-26-32, N 82 DEG E 3886.49 FT TO POC, CONC S, RAD 1382.69 FT, CENT ANG 17 DEG, ELY ALONG CURVE 401.31 FT, S 81 DEG E 4485.35 FT TO POC, CONC SW, RAD 1096.28 FT, CENT ANG 50 DEG, SELY ALONG CURVE 957.70 FT, S 31 DEG E 546.63 FT TO POB; CONT S 31 DEG E 496.15 FT TO POC, CONC NE, RAD 1196.28 FT, CENT ANG 23 DEG, SELY ALONG CURVE 472.02 FT, S 53 DEG E 487.45 FT, S 37 DEG W 51.24 FT, S 52.78 FT, S 31 DEG E 103.07 FT, S 45 DEG E 151.45 FT, S 63 DEG E 96.85 FT, S 65 DEG E 57.25 FT, S 46 DEG E 39.29 FT, S 48 DEG E 75.09 FT, S 03 DEG E 38.28 FT, S 10 DEG E 57.20 FT, S 08 DEG W 76.41 FT, S 14 DEG E 83.88 FT, S 30 DEG E 76.66 FT, S 45 DEG E 59.39 FT, S 45 DEG E 56.53 FT, S 23 DEG E 65.10 FT, S 09 DEG W 60.64 FT, S 18 DEG W 80.23 FT, S 16 DEG W 56.41 FT, S 32 DEG E 82.08 FT, S 59 DEG E 131.72 FT, N 82 DEG E 24.55 FT, S 70 DEG E 40.59 FT, S 45 DEG E 47.44 FT, S 71 DEG E 31.69 FT, S 86 DEG E 35.84 FT, S 89 DEG E 31.98 FT, N 82 DEG E 40.64 FT, N 67 DEG E 89.70 FT, S 12 DEG E 53.20 FT, S 07 DEG E 32.88 FT, S 02 DEG E 37.53 FT, S 03 DEG E 34.68 FT, S 06 DEG W 74.06 FT, S 17 DEG W 50.51 FT, S 23 DEG W 40.79 FT, S 29 DEG W 38.63 FT, S 42 DEG W 40.42 FT, S 76 DEG W 37.41 FT, S 70 DEG W 23.71 FT, S 50 DEG W 26.81 FT, S 17 DEG W 34.04 FT, S 03 DEG W 33.93 FT, S 05 DEG W 31.84 FT, S 21 DEG W 33.99 FT, S 33 DEG W 40.60 FT, S 50 DEG W 49.95 FT, N 86 DEG W 61.69 FT, S 80 DEG W 25.31 FT, N 85 DEG W 40.40 FT, N 65 DEG W 48.49 FT, N 82 DEG W 67.93 FT, N 57 DEG W 80.79 FT, N 75 DEG W 80.27 FT, N 71 DEG W 78.54 FT, N 70 DEG W 76.73 FT, N 62 DEG W 124.89 FT, N 66 DEG W 157.24 FT, N 41 DEG W 202.78 FT, N 25 DEG W 116.66 FT, N 18 DEG W 151.22 FT, N 24 DEG W 55.29 FT, N 23 DEG W 188.50 FT, N 12 DEG W 183.69 FT, N 03 DEG W 82.30 FT, N 13 DEG W 98.52 FT, N 17 DEG W 66.50 FT, N 30 DEG W 129.75 FT, N 13 DEG W 74.01 FT, N 09 DEG W 97.27 FT, N 02 DEG E 67.83 FT, N 02 DEG W 92.40 FT, N 13 DEG W 62.91 FT, N 02 DEG E 54.12 FT, N 05 DEG E 40.59 FT, N 38 DEG E 65.70 FT, N 29 DEG E 57.19 FT, N 51 DEG W 54.11 FT, N 57 DEG W 102.62 FT, N 44 DEG W 60.93 FT, N 47 DEG W 73.69 FT, N 29 DEG W 114.33 FT, N 22 DEG W 156.90 FT, N 18 DEG W 125.70 FT, N 21 DEG W 107.37 FT, N 21 DEG W 55.58 FT, N 41 DEG W 36.82 FT, N 21 DEG W 123.29 FT, N 58 DEG E 50.56 FT TO POB & LESS THAT PORTION LYING WITHIN ABOVE SAID LEGAL: BEG AT NW COR OF TRACT IJ; S 89 DEG E 74.36 FT, S 30 DEG E 59.73 FT, S 33 DEG E 44.42 FT, S 30 DEG E 121.65 FT, S 27 DEG E 97.84 FT, N 82 DEG E 14.32 FT, N 59 DEG E 64.25 FT, N 82 DEG E 1.89 FT, N 47 DEG E 3.40 FT, N 82 DEG E 185 FT, N 61 DEG E 125 FT, N 64 DEG E 90.06 FT, N 60 DEGE 125.10 FT, N 62 DEG E 100 FT, N 19 DEG E 88.43 FT, N 48 DEG E 24.17 FT, S 04 DEG W 28.79 FT, S 16 DEG E 42.61 FT, S 07 DEG E 52.84 FT, S 11 DEG E 26.15 FT, S 77 DEG W 86.24 FT, S 65 DEG W 159.72 FT, S 61 DEG W 536.55 FT, S 64 DEG W 110.07 FT, S 49 DEG W 25.89 FT, S 54 DEG E 75.29 FT, N 87 DEG E 91.01 FT, N 89 DEG E 67.91 FT, N 82 DEG E 46.24 FT, N 80 DEG E 28.91 FT, N 47 DEG E 378.44 FT, N 58 DEG E 161.01 FT, N 67 DEG E 26.20 FT, S 64 DEG E 14.53 FT, S 40 DEG E 12.33 FT, S 04 DEG E 47.25 FT, S 51 DEG E 33.33 FT, S 67.57 FT, S 48 DEG W 54.02 FT, S 48 DEG W 52.51 FT, S 03 DEG W 43.34 FT, N 75 DEG W 48.73 FT, S 34 DEG W 109.92 FT, S 28.52 FT, S 81 DEG W 52.74 FT, S 16 DEG E 118.87 FT, S 30 DEG E 18.39 FT, S 36 DEG E 23.39 FT, S 72 DEG W 42.03 FT, S 20 DEG W 44.89 FT, N 83 DEG W 233.08 FT, S 22 DEG W 35.77 FT, N 69 DEG W 187.42 FT, N 79 DEG W 409.85 FT, S 89 DEG W 95.17 FT, S 66 DEG W 65.98 FT, S 33 DEG W 29.46 FT, N 86 DEG W 65.25 FT TO NON-TAN CURVE, CONC W, RAD 85 FT, CENT ANG 116 DEG, (CH BEARING N 14 DEG E 145.84 FT), NLY ALONG CURVE 175.30 FT, N 23 DEG E 283.09 FT TO POB & LESS COM AT NW COR OF LOT 21 HARMONY NEIGHBORHOOD J PB 27 PGS 49-53, S68-40-48E 17.52 FT,

N22-13-49E 35.77 FT, S82-59-14E 233.08 FT TO POB; N20-26-14E 44.89 FT, N72-23-37E 42.03 FT, N36-14-25W 23.39 FT, N30-06-24W 18.39 FT, N15-46-48W 118.87 FT, N80-46-26E 52.74 FT, N00-08-27W 28.52 FT, N34-20-37E 109.92 FT, S75-07-24E 48.73 FT, N03-13-25E 43.34 FT, N48-34-14E 52.51 FT, N48-02-11E 54.02 FT, N00-26-15E 67.57 FT, N51-28-46W 33.33 FT, N04-33-59W 47.25 FT, N40-32-34W 12.33 FT, N64-11-48W 14.53 FT, S66-41-01W 26.20 FT, S58-28-03W 161.01 FT, S47-03-40W 378.44 FT, S80-16-52W 28.91 FT, S81-52-45W 46.24 FT, S68-54-57W 57.91 FT, S86-43-22W 91.01 FT, N53-41-19W 75.29 FT, N49-12-58E 25.89 FT, N64-01-09E 110.07 FT, N61-19-07E 536.55 FT, N64-51-27E 159.72 FT, N77-32-33E 86.24 FT, N11-00-16W 26.15 FT, N06-43-20W 52.84 FT, N16-25-51W 42.61 FT, N04-24-35E 28.79 FT, N48-04-01E 82.56 FT MOL TO WATER'S EDGE OF CAT LAKE, S01-12-16W 890.09 FT MOL, N82-59-14W 316.97 FT MOL TO POB & LESS THAT PORTION LYING WITHIN 20-26-32: COM AT INTER OF W/L OF 18-26-32 & S R/W LINE OF OLD MELBOURNE HWY, N82-35-44E 3686.49 FT TO POC, CONC S, RAD 1382.69 FT, CENT ANG 17 DEG, (CH BEARING S89-05-23E 399.91 FT), ELY ALONG CURVE 401.31 FT, S80-46-30E 4485.35 FT TO POC, CONC SW, RAD 1096.28 FT, CENT ANG 50 DEG, (CH BEARING S55-44-54E 927.54 FT), SELY ALONG CURVE 957.70 FT, S30-43-18E 1042.68 FT TO POC, CONC NE, RAD 1196.28 FT, CENT ANG 23 DEG, (CH BEARING S42-01-31E 468.96 FT), SELY ALONG CURVE 472.02 FT, S53-19-44E 1725.06 FT TO POC, CONC SW, RAD 1096.28 FT, CENT ANG 40 DEG, (CH BEARING S33-22-14E 748.41 FT), S13-26-04E 300.80 FT, S76-33-56W 789.96 FT TO POB; N86-06-58



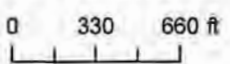
Osceola County, Florida; Eric Hunt & Associates, Inc., Osceola County, Florida



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

192632000000100000 •

10.33 acres Submerged Land 10.33
 Date Generated: 8/9/2022



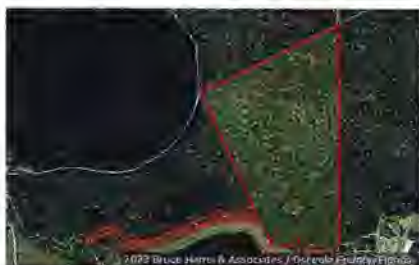
Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 19-26-32-0000-0010-0000



Owner Information	
Owner Name	HARMONY FLORIDA LAND LLC
Mailing Address	1750 W BROADWAY STE 111 OVIEDO, FL 32765
Physical Address	SCHOOLHOUSE RD, SAINT CLOUD FL 34773
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values	
Current Values	
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification	
Land	\$1,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,000
Assessed(estimated)	\$1,000
Exemption(estimated)	\$0
Taxable(estimated)	\$1,000
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	
Certified Values	
Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$1,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$0
Appraised(just)	\$1,000
Assessed*	\$1,000
Exemption	\$0
Taxable	\$1,000
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information				
Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
1		\$0	2001-01-10	NC
2	1541-0160	\$0	1998-10-07	CD
3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2541	\$0	1992-06-12	SW
13	1072-2546	\$0	1992-06-11	QC
14	0859-0951	\$0	1987-11-16	QC
15	0859-0948	\$0	1987-11-15	QC
16	0857-1672	\$0	1987-10-27	QC
17	0804-1117	\$0	1986-04-01	CD
18	0690-0455	\$7,785,000	1983-10-20	QC

Land Information - Total Acreage: 10.33

Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	10.33	0.00	AC	\$1,000

Legal Description

Legal Description

ALL LESS COM AT SW COR OF 30-26-32, N 2,116.59 FT TO SLY R/W HWY 192, CONT N 3,235.14 FT TO POB; S 81 DEG W 311.27 FT, S 72 DEG W 130.11 FT, N 17 DEG W 103.39 FT, N 20 DEG W 294.96 FT, N 60 DEG E 21.17 FT, N 86 DEG E 77.02 FT, N 52 DEG E 69.70 FT, S 80 DEG E 64.23 FT, N 84 DEG E 76.29 FT, S 80 DEG E 109.17 FT, S 66 DEG E 120.09 FT, S 75 DEG E 99.60 FT, S 68 DEG E 69 FT, S 60 DEG E 73.78 FT, S 63 DEG E 97.40 FT, S 75 DEG E 129.28 FT, S 77 DEG E 115.21 FT, S 84 DEG E 111.16 FT, S 80 DEG E 133.71 FT, S 86 DEG E 103.43 FT, S 88 DEG E 104.15 FT, S 68 DEG E 31.15 FT, E 84.78 FT, N 74 DEG E 56.28 FT, N 88 DEG E 19.94 FT, N 67 DEG E 50.46 FT, S 85 DEG E 126.04 FT, S 87 DEG E 66.50 FT, S 88 DEG E 39.81 FT, N 77 DEG E 69.96 FT, N 73 DEG E 85.41 FT, N 75 DEG E 128.72 FT, N 80 DEG E 108.82 FT, N 57 DEG E 93.51 FT, N 48 DEG E 76.34 FT, N 63 DEG E 107.06 FT, N 74 DEG E 169.52 FT, E 88.59 FT, N 82 DEG E 93.51 FT, N 65 DEG E 76.30 FT, E 70.42 FT, N 63 DEG E 43.40 FT, N 79 DEG E 86.10 FT, S 85 DEG E 144.54 FT, S 88 DEG E 136.02 FT, S 60 DEG E 106.10 FT, S 8 DEG E 67.49 FT, S 51 DEG E 90.65 FT, S 43 DEG E 85.55 FT, S 38 DEG E 98.90 FT, S 55 DEG E 72.55 FT, S 76 DEG E 72.75 FT, N 84 DEG E 84.72 FT, N 88 DEG E 110.86 FT, N 78 DEG E 58.23 FT, N 81 DEG E 99.94 FT, N 60 DEG E 63.76 FT, N 39 DEG E 21.91 FT, S 34 DEG E 39.73 FT, S 13 DEG E 336.68 FT TO POC, CONC N, RAD 968 FT, (CH BEARING S 84 DEG W 102.29 FT), CENT ANG 6 DEG ALONG CURVE 102.34 FT, S 87 DEG W 118.32 FT TO POC, CONC NE, RAD 688 FT, (CH BEARING N 79 DEG W 388.58 FT), CENT ANG 25 DEG ALONG CURVE 391.90 FT, N 66 DEG W 660.36 FT TO POC, CONC SE, RAD 882 FT, (CH BEARING S 68 DEG W 1,247.50 FT), CENT ANG 90 DEG ALONG CURVE 1,385.67 FT, N 69 DEG W 78.58 FT, N 61 DEG W 794.98 FT TO POC, CONC SW, RAD 785.31 FT, (CH BEARING N 76 DEG W 353.46 FT), CENT ANG 26 DEG ALONG CURVE 356.52 FT, S 81 DEG W 316.10 FT TO POB LYING WITHIN 19-26-32 LESS PLAT BIRCHWOOD NEIGHBORHOODS B & C PB 14 PGS 67-73 AND LESS PLAT BIRCHWOOD VC-1 TRACT PB 14 PGS 173-174 LESS PLAT BIRCHWOOD PARK B PB 15 PGS 136-138 AND LESS PLAT BIRCHWOOD NEIGHBORHOOD C-2 PB 17 PGS 10-11 LESS HARMONY NEIGHBORHOODS G-H-F PB 19 PGS 163-176 LESS HARMONY NEIGHBORHOODS D-2 & E PB 21 PGS 36-41 & LESS THAT PORTION LYING WITHIN 19-26-32: COM AT SW COR OF 19-26-32, N00-19-04W 351.11 FT TO POB; S75-12-33E 27.05 FT, S89-48-29E 69 FT, S80-47-25E 73.78 FT, S83-35-40E 97.40 FT, S75-31-08E 129.28 FT, S77-38-37E 115.21 FT, S75- S84-14-24E 111.16 FT, S80-47-15E 133.71 FT, S86-1121E 103.43 FT, S88-49-48E 104.15 FT, S56-16-43E 31.15 FT, N89-25-25E 84.76 FT, N74-26-59E 56.28 FT, N88-10-24E 19.94 FT, N87-13-49E 50.46 FT, S85-25-39E 125.04 FT, S87-12-26E 68.50 FT, S86-12-52E 39.81 FT, N77-03-54E 69.96 FT, N73-41-16E 85.41 FT, N75-42-18E 128.72 FT, N80-17-28E 109.82 FT, N57-10-13E 93.51 FT, N48-51-09E 128.17 FT, N76-07-32E 83.73 FT, N74-37-28E 134.24 FT, N89-44-37E 88.59 FT, N82-52-09E 83.51 FT, N65-23-09E 76.30 FT, S89-31-56E 70.42 FT, N63-08-45E 43.40 FT, N79-56-21E 86.10 FT, S85-26-46E 144.54 FT, N77-04-25E 97.27 FT, S24-30-31E 77.53 FT, S81-43-31E 74.59 FT, S23-26-45E 45.82 FT, S08-32-20E 67.49 FT, S51-28-04E 90.65 FT, S43-32-44E 65.55 FT, S38-39-42E 96.90 FT, S65-55-10E 72.55 FT, S76-09-25E 72.75 FT, N84-13-47E 84.72 FT, N88-59-15E 110.66 FT, N78-13-33E 58.23 FT, N81-45-37E 99.94 FT, N60-18-14E 63.76 FT, N39-17-28E 74.37 FT, N06-08-25W 70.53 FT, N06-26-51E 49.29 FT, N12-28-23E 51.63 FT, N45-53-05E 24.38 FT, N16-59-30W 111.46 FT, N06-01-43W 65.84 FT, N28-11-58E 39.73 FT, S16-38-49E 94.69 FT, S25-47-53E 119.32 FT, S29-47-50E 79.13 FT, S87-42-09E 25.58 FT, N51-17-36E 31.62 FT, N44-53-54E 23.93 FT, S44-51-46E 83.68 FT, S70-41-13E 46.83 FT, N30-33-54E 56.62 FT, N83-36-44E 32.91 FT, S57-28-02E 36.99 FT, N43-11-43E 39.64 FT, N72-16-26E 68.78 FT, N89-44-44E 28.07 FT, S43-22-20E 59.17 FT, S42-24-57E 30.13 FT, N87-46-05E 52.54 FT, N82-00-00E 72.48 FT, N66-18-48E 130.14 FT, N62-54-13E 63.75 FT, N69-59-15E 86.69 FT, N56-48-10E 42.42 FT, S66-13-25E 38.96 FT, N84-13-51E 78.82 FT, S77-25-45E 56.48 FT, N25-02-50W 609.33 FT, S89-09-48W .60 FT, S17-31-25W 88.55 FT, S27-43-51W 109.83 FT, S41-53-52W 94.17 FT, S64-31-55W 58.54 FT, S66-13-57W 59.37 FT, S82-08-42W 65.39 FT, S79-53-36W 73.17 FT, N88-39-50W 77.34 FT, N78-43-26W 78.88 FT, N85-33-25W 57.49 FT, S84-28-55W 58.94 FT, S77-17-31W 104.65 FT, N72-44-13W 84.45 FT, S00-00-00E 26.95 FT, S00-00-00W 55.84 FT, N09-34-14W 30.26 FT, S54-01-43W 33.28 FT, S77-46-23W 166.76 FT, S77-55-25W 118.36 FT, S88-47-43W 163.61 FT, N81-49-04W 137.81 FT, N71-54-22W 92.88 FT, N73-48-35W 124.86 FT, N75-49-53W 112.84 FT, N65-05-33W 72.22 FT, S83-21-19W 70.14 FT, N89-51-30W 97.46 FT, S87-05-49W 48.11 FT, N86-45-02W 104.02 FT, S83-48-43W 248.12 FT, N89-46-44W 141.24 FT, N84-24-05W 77.09 FT, S78-36-14W 103.63 FT, S76-07-35W 122.05 FT, S75-01-37W 114.82 FT, S79-20-34W 145.66 FT, S80-19-48W 149.89 FT, S77-13-23W 89.20 FT, S83-37-44W 119.57 FT, S85-39-58W 109.78 FT, N85-56-43W 64.32 FT, S81-44-42W 62.17 FT, S81-06-11W 56.15 FT, N81-21-34W 51.55 FT, N61-02-45W 29.11 FT, S63-41-20W 76.06 FT, N80-27-48W 28.56 FT, N81-24-08W 61.97 FT, N69-08-38W 51.41 FT, N67-32-36W 135.29 FT, N69-28-57W 85.66 FT, N59-12-13W 127.31 FT, N59-22-01W 115.08 FT, N55-11-26W 64.52 FT, N51-15-42W 99.46 FT, N54-41-52W 122.85 FT, N38-15-01W 47.80 FT, S40-54-55W 704.35 FT, N80-41-50E 29.51 FT, N86-55-34E 77.02 FT, N52-58-49E 69.70 FT, S80-04-47E 64.23 FT, N64-19-08E 76.29 FT, S80-17-28E 109.17 FT, S66-04-58E 120.09 FT, S75-12-33E 72.55 FT TO POB & LESS THAT PORTION LYING WITHIN 19-26-32: COM AT INTER OF E R/W OF US 192 & N/L OF 24-26-31, S89-45-20E 998.41 FT TO POB; CONT S89-45-20E 3818.83 FT, N17-43-23E 89.08 FT, S89-43-51E 147.69 FT, S00-16-23W 85 FT, S89-43-36E 373.83 FT, S86-49-22E 2440.61 FT TO APPROX SHORELINE OF BUCK LAKE, S65-58-58W 161.34 FT, S74-14-19W 85.44 FT, N88-00-16W 109.72 FT, S81-59-06W 354.40 FT, S66-53-07W 257.35 FT, S42-14-27W 174.02 FT, S57-32-26W 272.05 FT, S67-14-14W 340.20 FT, S51-34-06W 278.43 FT, S35-05-51W 379.46 FT, S38-48-31W 502.47 FT, S26-50-03W 515.14 FT, S81-35-58W 23.74 FT, S48-52-23W 117.11 FT, S30-59-42E 74.82 FT, S26-50-03W 290.56 FT, N90-00-00W 2380.11 FT, N31-54-38W 365.67 FT, N30-14-43W 88.91 FT, N36-51-45E 38.98 FT, N53-08-15W 53 FT TO NON-TAN CURVE, CONC N, RAD 11.02 FT, CENT ANG 114 DEG, (CH BEARING N86-03-13W 18.50 FT), WLY ALONG CURVE 21.95 FT, N32-10-48W 501.81 FT TO NON-TAN CURVE, CONC NW, RAD 2180 FT, CENT ANG 07 DEG, (CH BEARING S47-18-00W 263.09 FT) SWLY ALONG CURVE

263.25 FT, N39-14-26W 140 FT TO NON-TAN CURVE, CONC NW, RAD 2040 FT, CENT ANG 08 DEG, (CH BEARING N46-48-35E 281.05 FT) NELY ALONG CURVE 281.27 FT, N32-10-46W 1723.99 FT, N36-02-44W 47.73 FT, N45-17-29W 46.56 FT, N55-19-37W 48.11 FT TO POB & LESS THAT PORTION LYING WITHIN 19-26-32: COM AT N 1/4 COR OF 24-28-31, S89-45-32E 2205.89 FT, N17-43-23E 89.09 FT TO POB; CONT N17-43-23E 825.98 FT, S64-49-23E 165.03 FT, N16-51-13E 814.05 FT, S76-59-29E 327.33 FT, N00-31-45W 1149.86 FT, N00-30-30W 809.15 FT, N82-35-29E 3686.09 FT TO NON-TAN CURVE, CONC S, RAD 1382.69 FT, CENT ANG 17 DEG, (CH BEARING S89-03-10E 400.44 FT), ELY ALONG CURVE 401.85 FT, S80-46-21E 771.89 FT, S25-28-6E 936.98 FT, S21-33-05W 894.66 FT, S84-21-06E 530.40 FT, S62-42-16E 473.32 FT, N89-29-52E 431.45 FT, S38-50-11E 613.74 FT, S26-19-21E 907.87 FT, S00-00-00E 3121.92 FT, N90-00-00E 1544.48 FT, S26-19-21E 62.37 FT, S66-20-55W 558.81 FT, S63-28-20W 3792.18 FT TO APPROX WATERS EDGE OF BUCK LAKE, ALONG WATERS EDGE N03-08-07W 226.51 FT, N36-26-41W 365.54 FT, N09-13-48W 179.12 FT, N10-31-40E 430.35 FT, N10-04-43W 420.30 FT, N01-17-49E 590.21 FT, N08-30-03E 514.86 FT, N00-47-47E 395.47 FT, N07-05-17W 467.66 FT, N21-34-08W 514.89 FT, N42-39-47W 702.24 FT, N70-48-57W 291.89 FT, N86-54-28W 296.07 FT, S72-26-23W 369.98 FT, S68-40-05W 376.47 FT, S63-32-40W 84.55 FT, S75-03-58W 54.57 FT, N80-34-15W 55.21 FT, S80-15-17W 351.38 FT, DEPARTING WATERS EDGE N86-49-22W 2440.61 FT, N89-43-36W 373.83 FT, N00-16



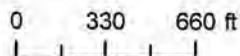
Harmony Florida Land LLC

2



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 9/22/2022



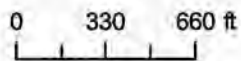
Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



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32263200000100000

Date Generated: 3/23/2023



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 32-26-32-0000-0010-0000



Owner Information

Owner Name	HARMONY FLORIDA LAND LLC
Mailing Address	1750 W BROADWAY STE 111 OVIDO, FL 32765
Physical Address	HARMONY SQUARE DR W, SAINT CLOUD FL 34771
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$200	Land	\$200
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$200	Appraised(just)	\$200
Assessed(estimated)	\$200	Assessed*	\$200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$200	Taxable	\$200
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
1		\$0	2001-01-10	NC
2	1541-0160	\$0	1998-10-07	CD
3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2546	\$0	1992-06-12	QC
13	1072-2541	\$0	1992-06-11	SW
14	0859-0951	\$0	1987-11-16	QC
15	0859-0948	\$0	1987-11-15	QC
16	0857-1672	\$0	1987-10-27	QC
17	0890-0455	\$7,785,000	1983-10-20	QC

Land Information - Total Acreage: 2.34

Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	2.34	0.00	AC	\$200

Legal Description

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ALL LYING N & E OF US HWY 441 & LESS COM AT SE COR OF NE 1/4 OF 31-26-32, N 1,776.54 FT, S 60 DEG E 720.92 FT TO POC, CONC SWLY, RAD 5,762.65 FT (CH BEARING S 59 DEG E) CENT ANG 1 DEG, SELY ALONG CURVE 128.09 FT TO POB; CONT SELY ALONG CURVE 62.37 FT, CENT ANG 00 DEG (CH BEARING S 58 DEG E), N 31 DEG E 15 FT, N 58 DEG W 62.53 FT, S 31 DEG W 15 FT TO POB & LESS THAT PORTION LYING WITHIN 32-26-32: BEG AT SE COR OF UTILITY TRACT 1, BIRCHWOOD NBHD B & C PB 14 PGS 67-73, N 30 DEG E 49.30 FT, N 60 DEG W 69.96 FT, N 32 DEG E 394.43 FT, S 78 DEG E 52.11 FT TO POC, CONC N, RAD 63 FT, CENT ANG 49 DEG, (CH BEARING N 78 DEG E 52.13 FT), ELY ALONG CURVE 53.75 FT TO NON-TAN CURVE, CONC W, RAD 125 FT, CENT ANG 13 DEG, (CH BEARING N 08 DEG W 28.04 FT), NLY ALONG CURVE 28.10 FT, N 13 DEG W 171.38 FT, N 87 DEG W 129.81 FT, N 03 DEG E 457.37 FT, N 12 DEG E 263.82 FT TO NON-TAN CURVE, CONC N, RAD 1239.50 FT, CENT ANG 11 DEG, (CH BEARING S 88 DEG E 247.64 FT), ELY ALONG CURVE 248.05 FT, N 03 DEG W 8 FT TO NON-TAN CURVE, CONC N, RAD 1231.50 FT, CENT ANG 08 DEG, (CH BEARING N 83 DEG E 163.31 FT), ELY ALONG CURVE 163.43 FT, N 79 DEG E 186.39 FT, S 54 DEG W 368.51 FT, S 08 DEG E 35.59 FT, S 28 DEG W 37.15 FT, S 03 DEG W 43.10 FT, S 23 DEG E 26.02 FT, S 33.06 FT, S 10 DEG E 44.97 FT, S 29 DE 52.48 FT, S 72 DEG E 61.66 FT, S 12 DEG E 69.28 FT S 62 DEG W 26.72 FT, S 16 DEG W 21.93 FT, S 81 DEG W 26.68 FT, S 56 DEG W 23.32 FT, S 74 DEG W 41.79 FT, S 18 DEG W 53.76 FT, S 01 DEG W 21.43 FT, S 18 DEG W 25.50 FT, S 29 DEG E 33.30 FT, S 16 DEG E 12.20 FT, S 06 DEG W 29.64 FT, S 22 DEG E 59.34 FT, S 47 DEG E 51.54 FT, S 62 DEG E 12.18 FT, N 87 DEG E 58.69 FT, N 27 DEG E 25.08 FT, N 25 DEG E 42.62 FT, N 20 DEG W 31.61 FT, N 16 DEG E 2.71 FT, N 58 DEG E 16.21 F, N 02 DEG W 50.23 FT, N 29 DEG E 18.92 FT, N 81 DEG E 19.39 FT, N 57 DEG E 65.81 FT, N 35 DEG W 142.64 FT, N 87 DEG E 85.43 FT, N 58 DEG E 26.13 FT, N 68 DEG E 80.84 FT, N 51 DEG E 38 FT, N 69 DEG E 40.98 FT, N 87 DEG E 44.39 FT, N 44 DEG E 65.45 FT, N 24 DEG E 62.95 FT, N 37 DEG E 91.82 FT, S 38 DEG E 806.90 FT, N 88 DEG W 67.57 FT, W 98.43 FT, N 87 DEG W 201.76 FT, S 78 DEG W 88.96 FT, S 30 DEG W 101.70 FT, S 30 DEG E 102.54 FT, S 53 DEG E 18.61 FT, S 14 DEG W 17.34 FT, S 35 DEG W 42.50 FT, S 16 DEG W 42.74 FT, S 28 DEG E 47.89 FT, S 39 DEG E 35.68 FT, S 44 DEG E 15.16 FT, S 22 DEG W 43.75 FT, S 41.53 FT, S 54 DEG E 32.75 FT, S 38 DE 15.89 FT, S 33 DEG W 7.84 FT, S 50 DEG W 65.65 FT, S 47 DEG E 33.02 FT, S 41 DEG W 39.54 FT, S 03 DEG W 52.28 FT, S 63 DEG E 36.68 FT, S 48 DEG E 38.65 FT, S 42 DEG E 45.49 FT, S 01 DEG 28.10 FT, S 03 DEG W 26.74 FT, S 35 DEG W 61.19 FT, S 28 DEG E 42.04 FT, N 88 DEG W 88.73 FT S 05 DEG W 98.78 FT, S 37 DEG E 38.92 FT, S 65 DEG 53.20 FT, S 28 DEG E 31.79 FT, S 66 DEG W 32.35 FT S 58 DEG W 4.95 FT, N 88 DEG W 24.74 FT, S 71 DEG 28.91 FT, S 87 DEG W 33.17 FT, S 57 DEG W 40.44 FT S 29 DEG W 40.33 FT, N 60 DEG W 971.54 FT TO POB & LESS THAT PORTION LYING WITHIN 32-26-32: COM AT SW COR OF TRACT E, HARMONY PH 3 PB 20 PGS 120-128, N53-43-54E 65.81 FT, S08-01-01E 116.94 FT TO POB; N88-12-57E 661.68 FT, N65-48-31E 497.33 FT, N45-20-18E 287.83 FT, N53-08-57E 310.94 FT, S58-01-53E 1958.57 FT, S09-40-04E 679.32 FT, S37-25-00W 1384.42 FT, S43-17-36E 1463.81 FT, S10-26-45E 1689.52 FT, S67-48-59W 1046.14 FT TO ELY R/W LINE OF US 192, N27-03-43W 1799.11 FT TO POC, CONC SW, RAD 5762.65 FT, CENT ANG 31 DEG, (CH BEARING N42-42-05W 3107.03 FT), NWLY ALONG CURVE 3145.95 FT, N31-40-14E 15 FT, N58-38-22W 62.53 FT, S31-03-01W 15 FT TO NON-TAN CURVE, CONC SW, RAD 5762.65 FT, CENT ANG 01 DEG, (CH BEARING N59-35-30W 126.87 FT), NWLY ALONG CURVE 126.87 FT, N60-13-21W 428.45 FT, N72-03-10E 187.68 FT, N31-35-05W 102.80 FT, N30-11-11E 260.14 FT, N20-32-52W 192.55 FT, N06-32-58E 136.89 FT, N21-15-07W 163.84 FT, N08-26-14E 250.09 FT, S84-29-27E 497.32 FT TO POB & LESS THAT PORTION LYING WITHIN 32-26-32: COM AT INTER OF W/L OF 18-26-32 & S R/W LINE OF OLD MELBOURNE HWY, N82-35-44E 3686.49 FT TO POC, CONC S, RAD 1362.69 FT, CENT ANG 17 DEG, (CH BEARING S89-05-23E 399.91 FT), ELY ALONG CURVE 401.31 FT, S80-46-30E 4040.44 FT, CONT S80-46-30E 444.91 FT TO POC, CONC SW, RAD 1096.28 FT, CENT ANG 50 DEG, (CH BEARING S55-44-54E 927.54 FT), SELY ALONG CURVE 957.70 FT, S30-43-18E 546.53 FT, CONT S30-43-18E 496.15 FT TO POC, CONC NE, RAD 1198.28 FT, CENT ANG 23 DEG, (CH BEARING S42-01-31E 468.96 FT), SELY ALONG CURVE 472.02 FT, S53-19-44E 1725.06 FT TO POC, CONC SW, RAD 1096.28 FT, CENT ANG 40 DEG, (CH BEARING S33-22-14E 748.41 FT), SELY ALONG CURVE 763.76 FT, S13-26-42E 3381.22 FT TO POB; S13-26-42E 2083.90 FT TO NON-TAN CURVE, CONC NE, RAD 1196.28 FT, CENT ANG 20 DEG, (CH BEARING S23-20-47E 412.12 FT), SELY ALONG CURVE 414.18 FT, S33-15-54E 384.02 FT, N89-59-54W 676.83 FT, S25-17-24E 4126.06 FT, S17-45-33E 3885.83 FT, S05-49-28E 1823.66 FT, S07-48-18W 942.28 FT, S17-45-49W 920.75 FT, N67-02-01W 1486.69 FT, N07-50-57W 518.58 FT, N76-53-32W 891.36 FT, S25-33-45W 293.06 FT, N67-02-01W 253.17 FT, N57-48-31W 479.45 FT, N58-12-69W 131.52 FT, N89-53-51W 697.29 FT, S00-00-06W 1449.18 FT, S89-59-46W 615.41 FT, N30-50-07W 217.93 FT, N48-36-34W 879.70 FT, N10-35-37W 1102.46 FT, N10-26-45W 1689.52 FT, N43-17-36W 1463.81 FT, N37-25-00E 1384.42 FT, N09-40-04W 679.32 FT, N58-01-53W 2096.82 FT, N31-23-24E 1175.19 FT, N31-21-22E 848.42 FT, N13-04-00E 1874.08 FT TO PT ON SHORELINE OF CAT LAKE, S05-06-57E 49.72 FT, S09-54-20E 143.06 FT, S21-36-13W 47.53 FT, S04-24-12E 69.04 FT, S20-54-44E 116.10 FT, S39-01-10E 120.67 FT, S65-04-35E 117.02 FT, S73-19-50E 61.90 FT, N88-53-37E 59.88 FT, N85-04-58E 60.05 FT, N70-26-02E 55.10 FT, N78-48-14E 199.25 FT, N84-50-21E 34.37 FT, S63-38-19E 32.01 FT, S54-16-34E 36.75 FT, S29-26-38E 94.36 FT, S37-17-05E 58.15 FT, S44-49-33E 58.30 FT, S50-34-11E 82.82 FT, S71-38-16E 65.88 FT, S86-04-23E 68.65 FT, N68-21-16E 60.05 FT, N74-15-35E 247.47 FT, N81-59-50E 146.90 FT, N82-43-23E 61.90 FT, N58-08-37E 64.97 FT, N50-17-28E 209.04 FT, N45-52-54E 43.32 FT, N71-40-44E 37.46 FT, N79-18-05E 102.46 FT, N84-31-38E 50.62 FT, N82-37-23E 56.50 FT, N78-24-31E 111.01 FT, N89-48-18E 97.92 FT, S89-00-07E 49.14 FT, N89-20-06E 58.31 FT, N83-58-09E 103.40 FT, N88-57-46E 45.92 FT, S82-10-31E 44.80 FT, S73-24-11E 104.30 FT, S78-49-35E 157.18 FT, S81-20-41E 46.18 FT, S66-25-13E 46.82 FT, S73-47-52E 62.21 FT, N85-15-47E 71.17 FT, N60-41-20E 70.15 FT, N42-

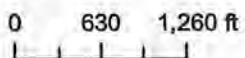
14-19E 62.72 FT, N32-51-32E 57.57 FT, N27-00-24E 62.14 FT, N10-13-28E 111.67 FT, N09-14-39E 104.58 FT, N10-09-59E 308.50 FT, N11-14-44E 143.13 FT, N35-18-08E 144.78 FT, N31-23-30E 257.21 FT, N23-00-28E 161.57 FT, N08-2052E 233.87 FT, N20-49-46E 101 FT, N04-27-313 162.82 FT, N07-44-31W 220.11 FT, N13-54-50W 244.95 FT, N13-40-29W 206.61 FT, N26-00-53W 248.40 FT, N16-39-46W 168.71 FT, N17-07-27W 272.23 FT, N29-30-14W 107.05 FT, DEPARTING SHORELINE OF CAT LAKE N76-35-23E 202.98 FT TO POB & LESS THAT PORTION LYING WITHIN 32-26-32: COM AT S 1/4 COR OF 32-26-32, S89-52-36E 1021.94 FT TO POB; N27-03-43W 2.60 FT, N67-48-59E 1046.14 FT, S10-35-37E 1102.46 FT, S48-36-34E 879.70 FT, S30-50-07E 217.93 FT TO NON-TAN CURVE, CONC NE, RAD 5696.65 FT, CENT ANG 03 DEG, (CH BEARING N39-58-11W 270.32 FT), NWLY ALONG CURVE 270.35 FT, N51-22-39E 10 FT, N38-24-22W 42.96 FT, S51-48-37W 10 FT TO NON-TAN CURVE, CONC NE, RAD 5696.65 FT, CENT ANG 11 DEG, (CH BEARING N32-36-49W 1104.59 FT), N27-03-43W 318.77 FT TO POB



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

29-26-32-0000-0010-0000

Date Generated: 3/23/2023

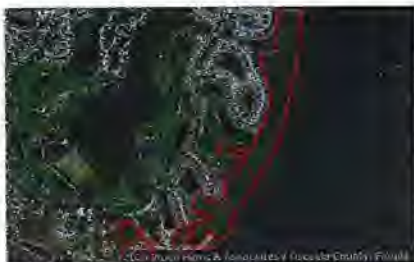


Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



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Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 29-26-32-0000-0010-0000



Owner Information

Owner Name	HARMONY FLORIDA LAND LLC
Mailing Address	1750 W BROADWAY STE 111 OVIEDO, FL 32765
Physical Address	FIVE OAKS DR, SAINT CLOUD FL 34771
Description	NO AG ACREAGE-VAC
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$12,000	Land	\$12,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$12,000	Appraised(just)	\$12,000
Assessed(estimated)	\$12,000	Assessed*	\$12,000
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$12,000	Taxable	\$12,000
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
1		\$0	2001-01-10	NC
2	1541-0160	\$0	1998-10-07	CD
3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2541	\$0	1992-06-12	SW
13	1072-2546	\$0	1992-06-11	QC
14	0859-0951	\$0	1987-11-16	QC
15	0859-0948	\$0	1987-11-15	QC
16	0857-1672	\$0	1987-10-27	QC
17	0795-0887	\$0	1985-12-20	WD
18	0795-0891	\$71	1985-12-20	WD
19	0690-0455	\$7,785,000	1983-10-20	QC

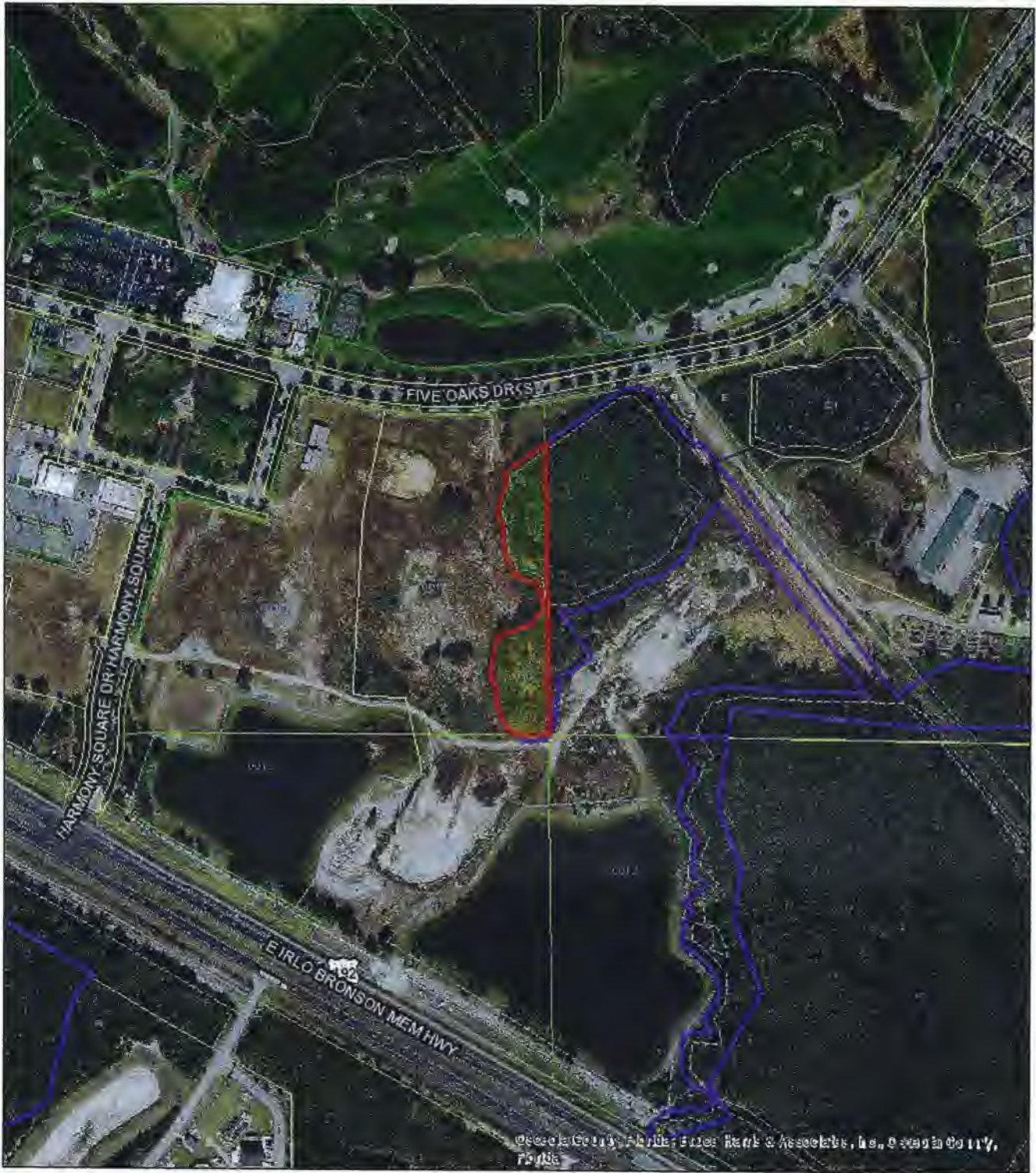
Land Information - Total Acreage: 120.50				
Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	120.50	0.00	AC	\$12,100

Legal Description

Legal Description

ALL LESS PLAT BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 & LESS COM AT NE COR TRACT LU-7 BIRCHWOOD NBDS B & C PB 14 PGS 67-73, S 15 DEG W 9.50 FT TO POB; S 75 DEG E 17.46 FT TO POC TO LEFT, RAD 1188.50 FT, ELY 537.23 FT, N 79 DEG E 489.26 FT TO POC TO LEFT, RAD 508 FT, NELY 394.22 FT, N 34 DEG E 726.63 FT TO POC TO LEFT, RAD 1508 FT, NELY 144.23 FT, N 29 DEG E 529.73 FT TO POC TO LEFT, RAD 1429 FT, NLY 900.56 FT, N 07 DEG W 328.10 FT TO POC TO RIGHT, RAD 1300 FT, NLY 998.03 FT, N 37 DEG E 251.29 FT, N 53 DEG W 16.38 FT, N 13 DEG E 94.86 FT, N 21 DEG W 53.74 FT, N 55 DEG W 98.69 FT, N 67 DEG W 65.62 FT, S 75 DEG W 139.44 FT, S 61 DEG W 51.86 FT, S 83 DEG W 42.62 FT, S 78 DEG W 79.79 FT, S 77 DEG W 58.59 FT, N 44 DEG W 230.80 FT, N 28 DEG E 58.16 FT, N 12 DEG E 28.87 FT, N 36 DEG E 38.87 FT, N 75 DEG E 24.77 FT, N 50 DEG E 59.81 FT, N 30 DEG E 48.30 FT, N 21 DEG E 22.62 FT, S 89 DEG E 83.86 FT TO POC TO RIGHT, RAD 70 FT, SELY 28.00 FT TO POC OF NON-TANG CURVE TO RIGHT, RAD PT S 44 DEG W 477.96 FT, SELY 117.33 FT TO PT OF NON-TANG CURVE TO LEFT, RAD PT N 49 DEG E 219.24 FT, SELY 80.24 FT TO PT OF NON-TANG CURVE TO LEFT, RAD PT N 26 DEG E 264.59 FT, ELY 46.11 FT TO PT OF CURVE OF NON-TAN CURVE TO RT, RAD PT S 11 DEG W 51.06 FT, SELY 65.16 FT, S 76 DEG E 246.85 FT, S 53 DEG E 90.19 FT, N 37 DEG E 40.81 FT, N 53 DEG W 8.00 FT, N 37 DEG E 72.38 FT TO POC TO LEFT, RAD 720.50 FT, NELY 332.54 FT, N 10 DEG E 352.12 FT TO PT OF NON-TANG CURVE TO RIGHT, RAD PT N 38 DEG E 85.00 FT, NLY 201.48 FT TO PT OF REV CURVE TO LEFT, RAD 18.50 FT, NELY 19.73 FT, N 23 DEG E 258.78 FT, S 67 DEG E 63.00 FT, S 23 DEG W 270.27 FT TO PT OF NON-TAN CURVE TO RIGHT, RAD PT S 44 DEG W 85.00 FT, SLY 175.30 FT, S 10 DEG W 352.12 FT TO POC TO RIGHT, RAD 799.50 FT, SWLY 389.01 FT, S 37 DEG W 565.25 FT TO POC TO LEFT, RAD 1229 FT, SLY 943.52 FT, S 07 DEG E 54.31 FT, S 63 DEG W 8.00 FT, S 07 DEG E 273.79 FT TO POC TO RIGHT, RAD 1492 FT, SLY 786.10 FT, S 67 DEG E 8.00 FT, TO PT OF NON-TANG CURVE TO RIGHT, RAD PT N 67 DEG W 1500 FT, SWLY 154.99 FT, S 29 DEG W 529.73 FT TO POC TO RIGHT, RAD 1579 FT, SWLY 151.02 FT, S 34 DEG W 450.12 FT, N 55 DEG W 8.00 FT, S 54 DEG W 276.51 FT TO POC TO RT, RAD 571 FT, SWLY 443.11 FT, S 79 DEG W 489.26 FT TO POC TO RIGHT, RAD 1231.50 FT, WLY 148.55 FT, S 04 DEG E 8.00 FT TO PT OF NON-TANG CURVE TO RIGHT, RAD PT N 04 DEG W 1239.50 FT, WLY 422.36 FT, N 75 DEG W 17.46 FT, N 15 DEG E 15.00 FT, N 73 DEG W 25.00 FT, N 15 DEG E 40.50 FT, S 75 DEG E 25.00 FT, N 15 DEG E 15.00 FT TO POB LESS PLAT GOLF MAINTENANCE TRACT 1 PB 19 PG 128-129 LESS HARMONY PHASE 3 PB 20 PG 120-123 LESS PLAT HARMONY NBDS D-2 & E PB 21 PG 36-41 & LESS THAT PORTION LYING WITHIN 29-26-32: BEG AT SE COR OF UTILITY TRACT 1, BIRCHWOOD NBHD B & C PB 14 PGS 67-73, N 30 DEG E 49.30 FT, N 60 DEG W 69.96 FT, N 32 DEG 394.43 FT, S 78 DEG E 52.11 FT TO POC, CONC N, RAD 63 FT, CENT ANG 49 DEG, (CH BEARING N 78 DEG E 52.13 FT), ELY ALONG CURVE 53.75 FT TO NON-TAN CURVE, CONC W, RAD 125 FT, CENT ANG 13 DEG, (CH BEARING N 08 DEG W 28.04 FT), NLY ALONG CURVE 28.10 FT, N 13 DEG W 171.38 FT, N 87 DEG W 129.81 FT, N 03 DEG E 457.37 FT, N 12 DEG E 263.82 FT TO NON-TAN CURVE, CONC N, RAD 1239.50 FT, CENT ANG 11 DEG, (CH BEARING S 88 DEG E 247.64 FT), ELY ALONG CURVE 248.05 FT, N 03 DEG W 8 FT TO NON-TAN CURVE, CONC N, RAD 1231.50 FT, CENT ANG 08 DEG, (CH BEARING N 83 DEG E 163.31 FT), ELY ALONG CURVE 163.43 FT, N 79 DEG E 186.39 FT, S 54 DEG W 366.51 FT, S 08 DEG E 35.59 FT, S 28 DEG W 37.15 FT, S 03 DEG W 43.10 FT, S 23 DEG E 26.02 FT, S 33.06 FT, S 10 DEG E 44.97 FT, S 29 DEG E 52.46 FT, S 72 DEG E 61.86 FT, S 12 DEG E 69.28 FT, S 62 DEG W 26.72 FT, S 16 DEG W 21.93 FT, S 81 DEG W 26.68 FT, S 56 DEG W 23.32 FT, S 74 DEG W 41.79 FT, S 18 DEG W 53.76 FT, S 01 DEG W 21.43 FT, S 18 DEG W 25.50 FT, S 29 DEG E 33.30 FT, S 16 DEG E 12.20 FT, S 06 DEG W 29.64 FT, S 22 DEG E 59.34 FT, S 47 DEG E 51.54 FT, S 62 DEG E 12.19 FT, N 87 DEG E 58.69 FT, N 27 DEG E 25.08 FT, N 25 DEG E 42.62 FT, N 20 DEG W 31.61 FT, N 16 DEG E 2.71 FT, N 58 DEG E 16.21 FT, N 02 DEG W 50.23 FT, N 29 DEG E 18.92 FT, N 81 DEG E 19.39 FT, N 57 DEG E 65.81 FT, N 35 DEG W 142.84 FT, N 87 DEG E 85.43 FT, N 58 DEG E 28.13 FT, N 68 DEG E 60.84 FT, N 51 DEG E 36 FT, N 68 DEG E 40.98 FT, N 67 DEG E 44.39 FT, N 44 DEG E 65.46 FT, N 24 DEG E 62.95 FT, N 37 DEG E 91.62 FT, S 38 DEG E 806.90 FT, N 89 DEG W 87.57 FT, W 98.43 FT, N 87 DEG W 201.76 FT, S 78 DEG W 88.96 FT, S 30 DEG W 101.70 FT, S 30 DEG E 102.54 FT, S 53 DEG E 18.61 FT, S 14 DEG W 17.34 FT, S 35 DEG W 42.50 FT, S 16 DEG W 42.74 FT, S 26 DEG E 47.68 FT, S 39 DEG E 35.56 FT, S 44 DEG E 15.16 FT, S 22 DEG W 43.75 FT, S 41.53 FT, S 54 DEG E 32.75 FT, S 38 DEG E 15.59 FT, S 33 DEG W 7.84 FT, S 50 DEG W 65.65 FT, S 47 DEG E 39.02 FT, S 41 DEG W 39.54 FT, S 03 DEG W 52.28 FT, S 53 DEG E 36.88 FT, S 48 DEG E 38.65 FT, S 42 DEG E 45.49 FT, S 01 DEG E 28.10 FT, S 03 DEG W 26.74 FT, S 35 DEG W 61.19 FT, S 28 DEG E 42.04 FT, N 88 DEG W 66.73 FT, S 05 DEG W 96.78 FT, S 37 DEG E 38.92 FT, S 65 DEG E 53.20 FT, S 28 DEG E 31.79 FT, S 66 DEG W 32.36 FT, S 58 DEG W 4.95 FT, N 68 DEG W 24.74 FT, S 71 DEG W 28.91 FT, S 67 DEG W 33.17 FT, S 57 DEG W 40.44 FT, S 28 DEG W 40.33 FT, N 80 DEG W 971.54 FT TO POB & LESS THAT PORTION LYING WITHIN 29-26-32: BEG AT NE COR OF GOLF COURSE TRACT-1, BIRCHWOOD GOLF COURSE PB 15 PGS 139-151, N 56 DEG E 57.80 FT, N 63 DEG E 24.52 FT, N 09 DEG W 16.29 FT, N 10 DEG E 39.19 FT, N 19 DEG W 29.04 FT, N 19 DEG E 62.51 FT, N 22 DEG E 42.50 FT, N 22 DEG E 41.16 FT, N 34 DEG E 45.23 FT, N 23 DEG E 11.91 FT, N 15 DEG W 28.88 FT, N 43 DEG W 26.21 FT, N 01 DEG W 57.45 FT, N 80 DEG E 79.45 FT, S 08 DEG E 57.64 FT, S 15 DEG E 3.81 FT, N 59 DEG E .88 FT, N 21 DEG E 34.99 FT, N 02 DEG W 34.96 FT, N 38 DEG E 48.77 FT, N 15.33 FT, N 54 DEG W 6.40 FT, N 89 W 15.74 FT, N 64 DEG W 51.77 FT, N 82 DEG W 38.41 FT, N 08 DEG E 70.45 FT, N 83 DEG E 32.57 FT, N 05 DEG E 10.35 FT, N 02 DEG W 35.55 FT, N 12 DEG E 41.75 FT, N 30 DEG E 21.13 FT, N 03 DEG E 17.01 FT, N 20 DE W 87.82 FT, N 63 DEG E 61.11 FT, N 85 DEG E 23.80 FT, N 37 DEG E 21.88 FT, N 18 DEG E 54.47 FT, N 84 DEG E 38.87 FT, N 77 DEG E 2.75 FT, N 48 DEG W 141.99 FT, N 65 DEG E 110.43 FT, S 31 DEG E 85.33 FT, S 47 DEG E 52.58 FT, S 73 DEG E 32.45 FT, S 79 DEG E 15.31 FT, N 32 DEG E 17.81 FT, N 01 DEG E 23.93 FT, N 48 DEG W 44.56 FT, N 16 DEG W 52.43 FT, N 83 DEG

W 37.49 FT, N 56 DEG W 66.38 FT, N 08 DEG W 51.07 FT, N 35 DEG E 52.31 FT, N 36 DEG E 38.50 FT, N 65 DEG E 41.37 FT, N 77 DEG E 37.29 FT, N 36 DEG E 66.60 FT, N 81 DEG E 48.25 FT, N 23 DEG E 47.43 FT, N 35 DEG E 46.70 FT, N 36 DEG E 74.63 FT, N 17 DEG E 38.24 FT, N 40 DEG E 52.50 FT, N 06 DEG E 29.16 FT, N 06 DEG W 35.90 FT, N 47 DEG E 60.38 FT, N 63 DEG E 46.89 FT, N 69 DEG E 54.95 FT, S 89 DEG E 22 FT, E 634.58 FT, S 07 DEG E 21.23 FT, S 21 DEG W 32.96 FT, S 30 DEG W 48.30 FT, S 50 DEG W 59.61 FT, S 75 DEG W 24.77 FT, S 36 DEG W 38.87 FT, S 12 DEG W 28.87 FT, S 29 DEG W 58.16 FT, S 43 DEG W 117.16 FT, S 46 DEG W 49.04 FT, S 39 DEG W 48.50 FT, S 47 DEG W 63.77 FT, S 31 DEG W 90.72 FT, S 29 DEG W 121.14 FT, S 42 DEG W 45.25 FT, S 34 DEG W 40.65 FT, S 33 DEG W 85.82 FT, S 25 DEG W 102.80 FT, S 25 DEG W 45.40 FT, S 24 DEG W 121.08 FT, S 27 DEG W 62.21 FT, S 30 DEG W 89.06 FT, S 30 DEG W 55.96 FT, S 30 DEG W 70 FT, S 27 DEG W 96.26 FT, S 13 DEG W 53.25 FT, S 05 DEG W 28.77 FT, S 47 DEG E 40.21 FT, S 44 DEG E 62.01 FT, S 54 DEG E 41.46 FT, S 44 DEG E 71.79 FT, S 31 DEG E 202.80 FT, S 21 DEG E 114.34 FT, S 11 DEG E 46.28 FT, S 18 DEG E 83.52 FT, S 06 DEG E 55.27 FT, S 77.21 FT, N 87 DEG W 102.39 FT, S 58 DEG W 41.54 FT, N 74 DEG W 40.48 FT, N 87 DEG W 34.64 FT, S 81 DEG W 23.04 FT, S 36 DEG W 60.66 FT, S 80 DEG W 48.43 FT, S 71 DEG W 47.34 FT, S 60 DEG W 43.05 FT, S 57 DEG W 36.22 FT, S 50 DEG W 75.48 FT, S 22 DEG W 36.36 FT, S 27 DEG W 60.45 FT, S 14 DEG E 51.70 FT, S 27 DEG W 29.62 FT, S 20 DEG W 28.66 FT, S 27 DEG W 37.85 FT, S 25 DEG W 40.91 FT, S 22 DEG W 58.36 FT, S 64 DE

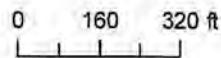


• 302632000000100000

1.6 acres

Submerged Land 1.60

Date Generated: 8/9/2022



This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

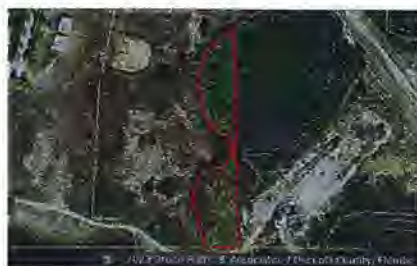
Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



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Osceola County Property Appraiser

www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 30-26-32-0000-0010-0000



Owner Information

Owner Name	HARMONY FLORIDA LAND LLC
Mailing Address	1750 W BROADWAY STE 111 OVIEDO, FL 32765
Physical Address	3501 HARMONY SQUARE DR E, HARMONY FL 34773
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$200	Land	\$200
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$200	Appraised(just)	\$200
Assessed(estimated)	\$200	Assessed*	\$200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$200	Taxable	\$200
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
1		\$0	2001-01-10	NC
2	1541-0160	\$0	1998-10-07	CD
3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2541	\$0	1992-06-12	SW
13	1072-2546	\$0	1992-06-11	QC
14	0859-0951	\$0	1987-11-16	QC
15	0859-0948	\$0	1987-11-15	QC
16	0857-1672	\$0	1987-10-27	QC
17	0795-0887	\$0	1985-12-20	WD
18	0795-0891	\$0	1985-12-20	WD
19	0690-0455	\$7,785,000	1983-10-20	QC

Land Information - Total Acreage: 1.60

Land Description	Units	Depth	Land Type	Land Value
SUBMERGED LAND	1.60	0.00	AC	\$200

Legal Description

Legal Description

ALL LYING N OF US HWY 441 LESS BIRCHWOOD NBD B & C PB 14 PGS 67-73 AND LESS BIRCHWOOD TRACTS PHASE 1 PB 14 PGS 171-172 & LESS BIRCHWOOD VC-1 TRACT PB 14 PGS 173-174 & LESS BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 & LESS COM AT SE COR OF GOLF COURSE TRACT 3 PB 15 PGS 139-151, N 26 DEG E 90.14 FT TO POB; N 28 DEG E 988.49 FT TO NON-TAN CURVE, CURVE RIGHT, RAD 780.77 FT, (CH BEARING S 62 DEG E 298.88 FT), SELY ALONG CURVE 300.73 FT, S 51 DEG E 91.64 FT TO POC, CURVE RIGHT, RAD 965 FT, (CH BEARING S 47 DEG E 136.76 FT), SELY ALONG CURVE 136.87 FT, S 43 DEG E 277.26 FT TO NON-TAN CURVE, CURVE LEFT, RAD 645.36 FT, (CH BEARING S 47 DEG E 112.35 FT), SELY ALONG CURVE 112.43 FT, S 41 DEG W 76.31 FT TO POC, CURVE LEFT, RAD 73.5 FT, (CH BEARING S 31 DEG W 25.93 FT), SWLY ALONG CURVE 26.08 FT, S 21 DEG W 601.93 FT TO POC, CURVE LEFT, RAD 73.50 FT, (CH BEARING S 08 DEG W 31.50 FT), SLY ALONG CURVE 31.74 FT, S 04 DEG E 48.44 FT, S 23 DEG W 57.23 FT, S 67 DEG E 40.20 FT, S 23 DEG W 28.33 FT, N 80 DEG W 1007.36 FT TO POB & LESS PLAT BIRCHWOOD NBD C-2 PB 17 PGS 10-11 & LESS BIRCHWOOD NBD D-1 PB 17 PGS 80-81 & LESS BEG AT NW COR GOLF COURSE TRACT-1 OF BIRCHWOOD GOLF COURSE PB 15 PGS 139-151 TO POC, CURVE LEFT, RAD 817.08 FT, RAD PT LIES N 34 DEG W, CENT ANG 02 DEG, (CH BEARING N 58 DEG E 25.15 FT), NELY ALONG CURVE 25.15 FT, S 41 DEG E 41.16 FT, S 83 DEG E 350.51 FT, N 84 DEG E 291.42 FT, S 24 DEG E 32.41 FT, N 87 DEG W 46.85 FT, S 61 DEG W 3.77 FT, S 84 DEG W 254.95 FT, N 83 DEG W 353.07 FT, N 41 DEG W 53.58 FT TO POB & LESS COM AT NE COR TRACT L/U-7 BIRCHWOOD NBD B & C PB 14 PGS 67-73, S 15 DEG W 9.50 FT TO POB; S 75 DEG E 17.48 FT TO POC, CURVE LEFT, RAD 1168.50 FT, ELY ALONG CURVE 537.23 FT, N 79 DEG E 489.26 FT TO POC, CURVE LEFT, RAD 508 FT, NELY ALONG CURVE 394.22 FT, N 34 DEG E 726.63 FT TO POC, CURVE LEFT, RAD 1508 FT, NELY ALONG CURVE 144.23 FT, N 29 DEG E 529.73 FT TO POC, CURVE LEFT, RAD 1429 FT, NLY ALONG CURVE 900.56 FT, N 07 DEG W 328.10 FT TO POC, CURVE RIGHT, RAD 1300 FT, NLY ALONG CURVE 998.03 FT, N 37 DEG E 251.29 FT, N 53 DEG W 16.38 FT, N 13 DEG E 94.86 FT, N 21 DEG W 53.74 FT, N 55 DEG W 98.89 FT, N 87 DEG W 85.82 FT, S 75 DEG W 139.44 FT, S 61 DEG W 51.85 FT, S 83 DEG W 42.62 FT, S 78 DEG W 79.79 FT, S 77 DEG W 58.59 FT, N 44 DEG W 230.80 FT, N 28 DEG E 58.16 FT, N 12 DEG E 28.87 FT, N 36 DEG E 38.87 FT, N 75 DEG E 24.77 FT, N 50 DEG E 59.61 FT, N 30 DEG E 48.30 FT, N 21 DEG E 22.62 FT, S 69 DEG E 83.86 FT TO POC, CURVE RIGHT, RAD 70 FT, SELY ALONG CURVE 28 FT TO NON-TAN CURVE CURVE RIGHT, RAD PT S 44 DEG W 477.96 FT, SELY ALONG CURVE 117.33 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT N 49 DEG E 219.24 FT, SELY ALONG CURVE 60.24 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT N 26 DEG E 254.59 FT, ELY ALONG CURVE 46.11 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT S 11 DEG W 51.06 FT, SELY ALONG CURVE 65.16 FT, S 78 DEG E 248.85 FT, S 53 DEG E 90.19 FT, N 37 DEG E 40.81 FT, N 53 DEG W 8 FT, N 37 DEG E 72.38 FT TO POC, CURVE LEFT, RAD 720.50 FT, NELY ALONG CURVE 332.54 FT, N 10 DEG E 352.12 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT N 38 DEG E 85 FT, NLY ALONG CURVE 201.48 FT TO POC, CURVE LEFT, RAD 18.50 FT, NELY ALONG CURVE 19.73 FT, N 23 DEG E 258.78 FT, S 67 DEG E 63 FT, S 23 DEG W 270.27 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT S 44 DEG W 85 FT, SLY ALONG CURVE 175.30 FT, S 10 DEG W 352.12 FT TO POC, CURVE RIGHT, RAD 799.50 FT, SWLY ALONG CURVE 369.01 FT, S 37 DEG W 565.25 FT TO POC, CURVE LEFT, RAD 1229 FT, SLY ALONG CURVE 943.52 FT, S 07 DEG E 54.31 FT, S 63 DEG W 8 FT, S 07 DEG E 273.79 FT TO POC, CURVE RIGHT, RAD 1492 FT, SLY ALONG CURVE 786.10 FT, S 87 DEG E 8 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT N 67 DEG W 1500 FT, SWLY ALONG CURVE 154.99 FT, S 28 DEG W 529.73 FT TO POC, CURVE RIGHT, RAD 1579 FT, SWLY ALONG CURVE 151.02 FT, S 34 DEG W 450.12 FT, N 55 DEG W 8 FT, S 34 DEG W 278.51 FT TO POC, CURVE RIGHT, RAD 571 FT, SWLY ALONG CURVE 443.11 FT, S 79 DEG W 489.26 FT TO POC, CURVE RIGHT, RAD 1231.50 FT, WLY ALONG CURVE 146.55 FT, S 04 DEG E 8 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT N 04 DEG W 1239.50 FT, WLY ALONG CURVE 422.38 FT, N 75 DEG W 17.46 FT, N 15 DEG E 15 FT, N 73 DEG W 25 FT, N 15 DEG E 40.50 FT, S 75 DEG E 25 FT, N 15 DEG E 15 FT TO POB & LESS BEG AT SW COR LOT 14B BIRCHWOOD NEIGHBORHOODS B & C PB 14 PGS 67-73, N 44 DEG E 166.21 FT, N 87 DEG W 69.36 FT, S 82 DEG W 69.38 FT, N 85 DEG W 123.20 FT, N 24 DEG W 71.14 FT, N 53 DEG W 92.2 FT, N 41 DEG E 30.07 FT, N 24 DEG W 27.99 FT, N 18 DEG W 52.88 FT, N 09 DEG W 154.62 FT, N 44 DEG E 18.61 FT, N 33 DEG W 41.64 FT, N 17 DEG E 25.89 FT, N 13 DEG E 67.37 FT, N 42 DEG E 71.95 FT, N 52 DEG E 43.33 FT, N 18 DEG E 39.58 FT, N 08 DEG E 38.12 FT, N 29 DEG W 56.23 FT, N 17 DEG W 58.41 FT, N 01 DEG W 65.66 FT, N 02 DEG E 32.43 FT, N 27 DEG W 36.84 FT, N 21 DEG W 88.33 FT, N 14 DEG E 64.95 FT, N 40 DEG E 44.37 FT, N 29 DEG E 64.16 FT, N 21 DEG E 55.12 FT, N 22 DEG E 58.11 FT, N 05 DEG W 78.75 FT, N 02 DEG W 92.53 FT, N 33 DEG E 51.37 FT, N 08 DEG E 20.88 FT, N 28 DEG E 31.72 FT, N 61 DEG W 88.83 FT, N 157.86 FT TO POC, CURVE RIGHT, RAD 822.08 FT, NLY ALONG CURVE 592.97 FT, N 49 DEG W 79 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT S 49 DEG E 920.87 FT, SLY ALONG CURVE 648.74 FT, S 332.22 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT W 560.50 FT, SLY ALONG CURVE 260.93 FT TO POC, CURVE LEFT, RAD 389.50 FT, SLY ALONG CURVE 258.14 FT TO POC, CURVE RIGHT, RAD 860.45 FT, SLY 384.96 FT, S 22 DEG W 45.75 FT TO POC, CURVE RIGHT, RAD 18.50 FT, SWLY ALONG CURVE 18.05 FT TO POC, CURVE LEFT, RAD 84.94 FT, SWLY ALONG CURVE 51.61 FT TO POC, CURVE RIGHT, RAD 18.50 FT, WLY ALONG CURVE 18.05 FT, N 81 DEG W 166.55 FT TO POC, CURVE LEFT, RAD 832.66 FT, SWLY ALONG CURVE 1004.37 FT, S 29 DEG W 290.74 FT, S 36 DEG W 100.56 FT, S 30 DEG W 92.79 FT, N 61 DEG W 32.68 FT, S 78 DEG W 115.73 FT, N 61 DEG W 198.26 FT, N 59 DEG W 723.91 FT, N 52 DEG W 473.07 FT, N 52 DEG W 11.92 FT, S 38 DEG W 4.22 FT, S 25 DEG W 48.09 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT N 42 DEG E 3693.79 FT, SELY ALONG CURVE 483.98 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT N 34 DEG E 3789.83 FT, SELY ALONG CURVE 302.84 FT, S 80 DEG E 1768.81 FT, N 25 DEG W 66.89 FT, N 03 DEG W 83.35

FT, N 08 DEG E 69.10 FT, N 61 DEG W 61.94 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT N 15 DEG W 64.12 FT, WLY ALONG CURVE 53.97 FT TO NON-TAN CURVE, CURVE LEFT, RAD PT S 37 DEG W 75.77 FT, WLY ALONG CURVE 39.88 FT, N 81 DEG W 157.58 FT TO NON-TAN CURVE, CURVE RIGHT, RAD PT N 11 DEG E 95.78 FT, NWLY ALONG CURVE 42.75 FT, S 29 DEG W 37.90 FT, N 60 DEG W 336.54 FT, N 17 DEG W 124.99 FT, N 61 DEG W 35.42 FT, N 30 DEG E 88.26 FT, N 23 DEG E 100.66 FT, N 30 DEG E 290.74 FT TO POC, CURVE RIGHT, RAD 753.68 FT, NELY ALONG CURVE 909.08 FT, S 81 DEG E 165.89 FT TO POC, CURVE RIGHT, RAD 17.50 FT, SELY ALONG CURVE 17.26 FT TO POC, CURVE LEFT, RAD 85.94 FT, SELY ALONG CURVE 75.53 FT TO POC, CURVE RIGHT, RAD 25 FT, SELY ALONG CURVE 25.44 FT TO POC, CURVE LEFT, RAD 631.50 FT, SELY ALONG CURVE 335.02 FT, S 47 DEG E 157.29 FT, N 42 DEG E 71.00 FT, S 48 DEG E 69.93 FT TO POB & LESS HARMONY NEIGHBORHOODS G-H-F PB 19 PG 163-176 & LESS HARMONY NEIGHBORHOODS D-2 & E PB 21 PG 36-41 & LESS THAT PORTION LYING WITHIN 30-26-32: COM AT SE COR OF UTILITY TRACT 1, BIRCHWOOD NBHD B & C PB 14 PGS 67-73, N 30 DEG E 49.30 FT, N 80 DEG W 69.96 FT TO POB; CONT N 60 DEG W 544.05 FT TO NON-TAN CURVE, CONC W, RAD 351 FT, CENT ANG 27 DEG, (CH BEARING N 14 DEG E 166.64 FT), NLY ALONG CURVE 168.25 FT, N 17.28 FT TO POC, CONC E, RAD 449 FT, CENT ANG 15 DEG, (CH BEARING N 08 DEG E 119.54 FT), NLY ALONG CURVE 119.89 FT, N 15 DEG E 60.63 FT TO NON-TAN CURVE, CONC S, RAD 26.66 FT, CENT ANG 23 DEG, (CH BEARING S 86 DEG E 10.72 FT), ELY ALONG CURVE 10.80 FT, S 15 DEG E 25 FT, N 75 DEG W 21 FT, N 15 DEG E 384.88 FT TO POC, CONC SE, RAD 5 FT, CENT ANG 90 DEG, (CH BEARING N 60 DEGE 7.07 FT), NELY ALONG CURVE 7.65 FT, S 75 DEG E 228.50 FT, N 15 DEG E 55 FT, N 75 DEG W 9 FT, N 15 DEG E 279

No Easement

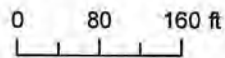


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• 312632000000100000)

.03 acres Rural .03

Date Generated: 8/9/2022



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



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Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 31-26-32-0000-0010-0000



Owner Information	
Owner Name	HARMONY FLORIDA LAND LLC
Mailing Address	1750 W BROADWAY STE 111 OVIEDO, FL 32765
Physical Address	HARMONY SQUARE DR, SAINT CLOUD FL 34771
Description	VACANT
Tax District	300 - OSCEOLA COUNTY

Tax Values			
Current Values	Certified Values		
Current Value represents working appraised values as of 03/22/2023, which are subject to change prior to certification			
Certified Value represents certified values that appeared on the tax roll as of 10/05/2022			
Land	\$100	Land	\$100
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
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Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$100	Taxable	\$100
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information				
Seq	ORB-Pg	Price	Date	Deed Type
0	5214-1789	\$24,250,000	2017-09-27	SW
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3	1541-0156	\$0	1998-08-24	CD
4	1541-0152	\$0	1998-08-18	CD
5	1524-1669	\$19,056,000	1998-08-06	SW
6	1524-1679	\$0	1998-08-06	QC
7	1524-1682	\$0	1998-08-06	QC
8	1524-1685	\$0	1998-08-06	QC
9	1524-1657	\$2,657,500	1998-08-05	SW
10	1524-1663	\$3,881,200	1998-08-05	SW
11	1278-2733	\$208,700	1995-07-20	SW
12	1072-2541	\$0	1992-06-12	SW
13	1072-2546	\$0	1992-06-12	QC
14	0859-0951	\$0	1987-11-16	QC
15	0859-0948	\$0	1987-11-15	QC
16	0857-1672	\$0	1987-10-27	QC
17	0690-0455	\$7,785,000	1983-10-20	QC

Land Information - Total Acreage: 0.03

Land Description	Units	Depth	Land Type	Land Value
RURAL SQUARE FOOTAGE	1307.00	0.00	SF	\$100

Legal Description

Legal Description

ALL LYING N OF U.S. HWY. 441 LESS PLAT BIRCHWOOD NBDS B & C PB 14 PGS 67-73 & LESS THAT PORTION LYING WITHIN 31-26-32: COM AT SE COR OF UTILITY TRACT 1, BIRCHWOOD NBHD B & C PB 14 PGS 67-73, N 30 DEG E 49.30 FT, N 80 DEG W 69.96 FT TO POB; CONT N 60 DEG W 544.05 FT TO NON-TAN CURVE, CONC W, RAD 351 FT, CENT ANG 27 DEG, (CH BEARING N 14 DEG E 166.64 FT), NLY ALONG CURVE 168.25 FT, N 17.28 FT TO POC, CONC E, RAD 449 FT, CENT ANG 15 DEG, (CH BEARING N 06 DEG E 119.54 FT), NLY ALONG CURVE 119.89 FT, N 15 DEG E 60.63 FT TO NON-TAN CURVE, CONC S, RAD 26.66 FT, CENT ANG 23 DEG, (CH BEARING S 86 DEG E 10.72 FT), ELY ALONG CURVE 10.80 FT, S 15 DEG E 25 FT, N 75 DEG W 21 FT, N 15 DEG E 384.88 FT TO POC, CONC SE, RAD 5 FT, CENT ANG 90 DEG, (CH BEARING N 60 DEGE 7.07 FT), NELY ALONG CURVE 7.85 FT, S 75 DEG E 228.50 FT, N 15 DEG E 55 FT, N 75 DEG W 9 FT, N 15 DEG E 279.50 FT TO POC, CONC SE, RAD 5 FT, CENT ANG 90 DEG, (CH BEARING N 60 DEG E 7.07 FT), NELY ALONG CURVE 7.85 FT, S 75 DEG E 59.48 FT TO POC, CONC N, RAD 1239.50 FT, CENT ANG 07 DEG, (CH BEARING S 78 DEG E 157.23 FT), ELY ALONG CURVE 157.33 FT, S 12 DEG W 283.82 FT, S 03 DEG W 457.37 FT, S 87 DEG E 129.81 FT, S 13 DEG E 171.38 FT TO POC, CONC W, RAD 125 FT, CENT ANG 13 DEG, (CH BEARING S 06 DEG E 28.04 FT), SLY ALONG CURVE 28.10 FT TO NON-TAN CURVE, CONC N, RAD 63 FT, CENT ANG 49 DEG, (CH BEARING S 78 DEG W 52.13 FT), WLY ALONG CURVE 53.75 FT, N 78 DEG W 52.11 FT, S 32 DEG W 394.43 FT TO POB & LESS THAT PORTION LYING WITHIN 31-26-32: BEG AT SE COR OF UTILITY TRACT 1, BIRCHWOOD NBHD B & C PB 14 PGS 67-73, N 30 DEG E 49.30 FT, N 60 DEG W 69.96 FT, N 32 DEG E 394.43 FT, S 78 DEG E 52.11 FT TO POC, CONC N, RAD 63 FT, CENT ANG 49 DEG, (CH BEARING N 78 DEG E 52.13 FT), ELY ALONG CURVE 53.75 FT TO NON-TAN CURVE, CONC W, RAD 125 FT, CENT ANG 13 DEG, (CH BEARING N 06 DEG W 28.04 FT), NLY ALONG CURVE 28.10 FT, N 13 DEG W 171.38 FT, N 87 DEG W 129.81 FT, N 03 DEG E 457.37 FT, N 12 DEG E 283.82 FT TO NON-TAN CURVE, CONC N, (CH BEARING S 88 DEG E 247.64 FT), ELY ALONG CURVE 248.05 FT, N 03 DEG W 8 FT TO NON-TAN CURVE, CONC N, RAD 1231.50 FT, CENT ANG 08 DEG, (CH BEARING N 83 DEG E 163.31 FT), ELY ALONG CURVE 163.43 FT, N 79 DEG E 186.39 FT, S 54 DEG W 366.51 FT, S 08 DEG E 35.59 FT, S 26 DEG W 37.15 FT, S 03 DEG W 43.10 FT, S 23 DEG E 26.02 FT, S 33.06 FT, S 10 DEG E 44.97 FT, S 28 DEG E 52.46 FT, S 72 DEG E 81.66 FT, S 12 DEG E 69.28 FT, S 62 DEG W 26.72 FT, S 16 DEG W 21.93 FT, S 81 DEG W 26.68 FT, S 56 DEG W 23.32 FT, S 74 DEG W 41.79 FT, S 18 DEG W 53.76 FT, S 01 DEG W 21.43 FT, S 18 DEG W 25.50 FT, S 29 DEG E 33.30 FT, S 16 DEG E 12.20 FT, S 06 DEG W 29.64 FT, S 22 DEG E 59.34 FT, S 47 DEG E 51.54 FT, S 62 DEG E 12.19 FT, N 87 DEG E 68.89 FT, N 27 DEG E 25.08 FT, N 25 DEG E 42.62 FT, N 20 DEG W 31.61 FT, N 16 DEG E 2.71 FT, N 58 DEG E 18.21 FT, N 02 DEG W 50.23 FT, N 29 DEG E 18.92 FT, N 61 DEG E 19.39 FT, N 57 DEG E 65.81 FT, N 35 DEG W 142.64 FT, N 87 DEG E 85.43 FT, N 58 DEG E 26.13 FT, N 68 DEG E 60.84 FT, N 51 DEG E 38 FT, N 69 DEG E 40.98 FT, N 67 DEG E 44.39 FT, N 44 DEG E 85.45 FT, N 24 DEG E 62.95 FT, N 37 DEG E 81.82 FT, S 38 DEG E 806.90 FT, N 89 DEG W 67.57 FT, W 98.43 FT, N 87 DEG W 201.76 FT, S 78 DEG W 88.98 FT, S 30 DEG W 101.70 FT, S 30 DEG E 102.54 FT, S 53 DEG E 18.61 FT, S 14 DEG W 17.34 FT, S 35 DEG W 42.50 FT, S 16 DEG W 42.74 FT, S 26 DEG E 47.69 FT, S 39 DEG E 35.68 FT, S 44 DEG E 15.16 FT, S 22 DEG W 43.75 FT, S 41.53 FT, S 54 DEG E 32.75 FT, S 38 DEG E 15.59 FT, S 33 DEG W 7.84 FT, S 50 DEG W 65.65 FT, S 47 DEG E 33.02 FT, S 41 DEG W 39.54 FT, S 03 DEG W 52.28 FT, S 53 DEG E 36.68 FT, S 48 DEG E 38.65 FT, S 42 DEG E 45.49 FT, S 01 DEG E 26.10 FT, S 03 DEG W 26.74 FT, S 35 DEG W 61.19 FT, S 28 DEG E 42.04 FT, N 88 DEG W 66.73 FT, S 05 DEG W 96.78 FT, S 37 DEG E 38.92 FT, S 65 DEG E 53.20 FT, S 28 DEG E 31.79 FT, S 66 DEG W 32.36 FT, S 58 DEG W 4.95 FT, N 68 DEG W 24.74 FT, S 71 DEG W 28.91 FT, S 87 DEG W 33.17 FT, S 57 DEG W 40.44 FT, S 28 DEG W 40.33 FT, N 60 DEG W 871.54 FT TO POB

Subsection 5B

Facility Use Application

**HARMONY COMMUNITY DEVELOPMENT DISTRICT
PARKS AND RECREATION FACILITY USAGE APPLICATION**

ORGANIZATION/COMPANY USE APPLICATION

IMPORTANT: Please type or print legibly. All sections must be completed. Some applications may require additional review and approval from the District. **Usage will only be confirmed if all appropriate information has been supplied.**

APPLICANT INFORMATION

Name of Entity/Organization/Company: _____

Address: _____

Type of Organization: Non-Profit Commercial Government Private

If Non-Profit, does your organization hold a current 503(c)(3) certificate? Yes No

Contact Person: _____ E-mail: _____

Work Phone: _____ Cell Phone: _____

EVENT INFORMATION

Type of event: _____

Requested location: _____

Event date(s): _____ Times From: _____ (a.m./p.m.) To: _____ (a.m./p.m.)

Anticipated # of attendees: _____ What age group? _____

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

DAMAGE DEPOSIT

For each event with 10 or more attendees, the District shall collect from the event organizer a **Damage Deposit** in the amount **\$250** at the time the event is scheduled with the District Manager.

At the conclusion of the event and upon inspection, the District shall either (1) return the Damage Deposit to the event organizer if there is no damage to District property or (2) charge the event organizer for any damage to the District property and apply the Damage Deposit to the charge.

If the damage to the District property is less than the Damage Deposit, the excess amount from the deposit shall be returned to the event organizer. If the damage to the District property exceeds the Damage Deposit, the event organizer shall be charged for the property damages. All damage charges must be paid to the District no later than 15 days after invoice date.

VENDORS/MERCHANDISE

Any vendor who will sell or give away merchandise must have a vendor agreement, a copy of their business license, and insurance on file with the Osceola County Parks and Recreation Department.

How many vendor/merchandise locations will your event require? _____

Please describe vendors/type that will occur on day of event: _____

A complete detailed listing of names must be provided of all vendors. Please attach a list with the names, addresses, phone numbers and types of service of any person(s) that you have an agreement/contract for any service they will provide for you.

Attached: Yes No

CATERING

Will your event require catering? Yes No

Name of Company: _____

Contact Person: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Fax: _____

Cell/ Pager: _____ Email: _____

CONTACT INFORMATION

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

Osceola County Zoning and Code Enforcement:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-3400

Osceola County Parks and Recreation Department:

One Courthouse Square, Suite 1200, Kissimmee, FL 34741
Phone (407) 343-2380

County Waste Management: Phone (407) 847-7370

INDEMNIFICATION AND HOLD HARMLESS

The **EVENT ORGANIZER** agrees that this application applies to the entity, corporation or organization and all of its agents, officers, directors, employees, consultants or similar persons.

UPON SIGNATURE of this application, **THE EVENT ORGANIZER AGREES TO BE LIABLE** for any and all damages, losses and expenses incurred by the District, caused by the acts and/or omissions of the event organizer, or any of its agents, officers, directors, employees, consultants or similar persons.

THE EVENT ORGANIZER AGREES TO INDEMNIFY, DEFEND, AND HOLD THE DISTRICT HARMLESS for any and all claims, suits, judgments, damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the organizer, or any of his or her agents, officers, directors, employees, consultants or similar persons.

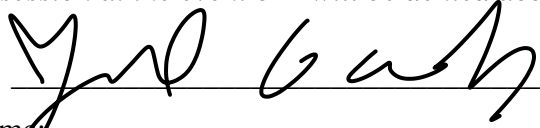
The State, agency or subdivision of the State shall not be subject to this indemnification clause in accordance with Section 768.28(19), FL Statutes.

None of the indemnification or insurance requirements referenced in the Harmony Community Development District Parks and Recreation Facilities Policy or in this Application constitute a waiver of sovereign immunity pursuant to Section 768.28, FL Statutes.

SIGNATURE OF APPLICANT/EVENT ORGANIZER

ACKNOWLEDGEMENT:

- I understand that this is an application only and does not obligate the Harmony Community Development District in any fashion to reserve any facility and/or approve any event.*
- I have read, understand, and agree to abide by the policies set forth by the Harmony Community Development District in Chapter 4, Parks and Recreation Facilities Rules.*
- If approved, I understand that I must have a copy of the signed, approved application in my possession at the event or I will be denied access for this event.*

Signature:  Date: _____
 Printed Name: _____

APPROVAL FROM HARMONY CDD

Signature: _____ Date: _____
 Printed Name: _____
 Title: _____

Section 6

Staff Reports

Subsection 6A

Field Manager Report

Subsection 6Ai

Field Report

FIELD SERVICE INSPECTION

Harmony CDD

Friday, April 14, 2023

Prepared For Board Supervisors

50 Items Identified



Item 1

Assigned To Inframark Flied Service
Pressure wash sidewalks by Oak Glen
Trl



Item 2

Assigned To Field Service Inframark
Pressure wash. Estates.



Item 3

Assigned To Field Service Inframark
Pressure wash. Estates.



Item 4

Assigned To Benchmark
Branches hanging low on Oak Glen
Trl.



Item 5

Assigned To Field Service Inframark
Pressure wash and paint



Item 6

Assigned To Benchmark
Branches hanging low on Buck Lake
dirt path.



Item 7

Assigned To Field Service Inframark
Replace Rails. Boat dock.



Item 8

Assigned To Field Service Inframark
Pressure wash sidewalks by Buck
lake playground.



Item 9

Assigned To Field Service Inframark
Pressure wash and paint.



Item 10

Assigned To Field Service Inframark
Paint and replace swings.



Item 11

Assigned To Benchmark
Branches hanging low in Buck lake playground.



Item 12

Assigned To Benchmark
Branches hanging low on splash pad.



Item 13

Assigned To Benchmark
Needs attention.



Item 14

Assigned To Benchmark
Needs trimming. Buck lake parking
lot.



Item 15

Assigned To Benchmark
Needs trimming. West side Entrance.



Item 16

Assigned To Field Service Inframark
Paint



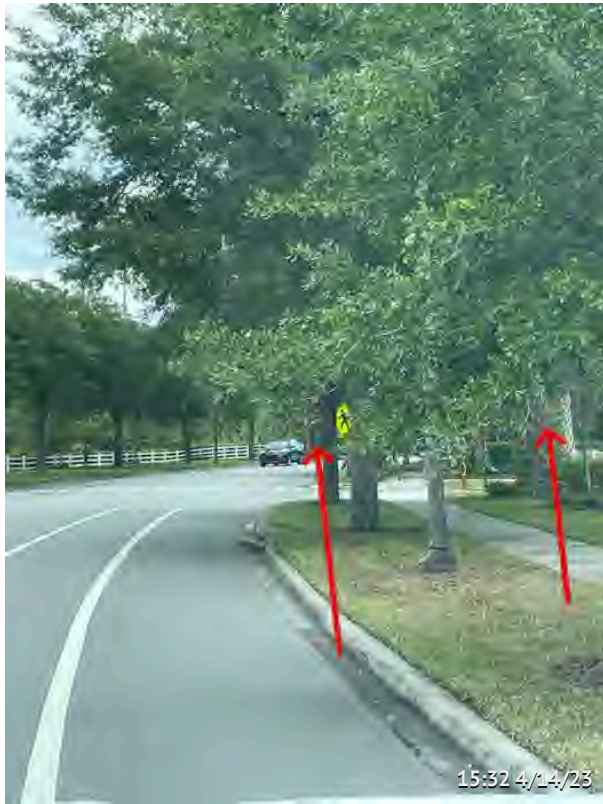
Item 17

Assigned To Benchmark
Needs trimming. 192 fence line.



Item 18

Assigned To Field Service Inframark
Pressure wash



Item 19

Assigned To Benchmark
Branches hanging low. Five oak/ dark sky.



Item 20

Assigned To Field Service Inframark
Pressure wash



Item 21

Assigned To Field Service Inframark
Pressure wash and paint



Item 22

Assigned To Field Service Inframark
Pressure wash



Item 23

Assigned To Field Service Inframark
Pressure wash



Item 24

Assigned To Field Service Inframark
Pressure wash



Item 25

Assigned To Benchmark

Needs trimming. By big dog park.



Item 26

Assigned To Field Service Inframark

Replace pole.



Item 27

Assigned To Field Service Inframark
Pressure wash and paint.



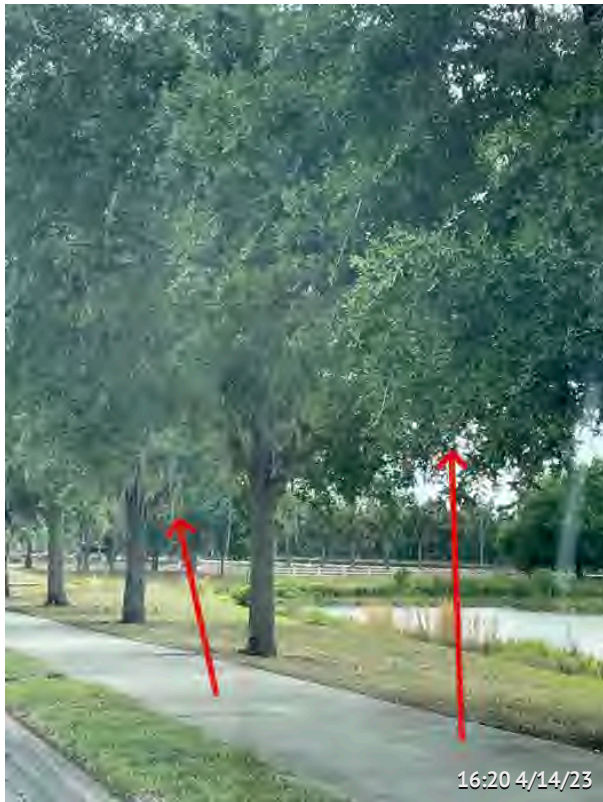
Item 28

Assigned To Field Service Inframark
Pressure wash and paint.



Item 29

Assigned To Benchmark
Seasonal plants needed.



Item 30

Assigned To Benchmark
Branches hanging low on Clay brick
rd.



Item 31

Assigned To Benchmark
Branches hanging low on Harmony
Square south.



Item 32

Assigned To Benchmark
Needs trimming. Ashley park pool.



Item 33

Assigned To Field Service Inframark
Pressure wash



Item 34

Assigned To Benchmark
Needs trimming. Ashley park pool.



Item 35

Assigned To Field Service Inframark
Pressure wash.



Item 36

Assigned To Field Service Inframark
Pressure wash fence.



Item 37

Assigned To Field Service Inframark
Pressure wash and paint.



Item 38

Assigned To Benchmark
Branches hanging low. Ashley park
pool.



Item 39

Assigned To Field Service Inframark
Pressure wash and paint.



Item 40

Assigned To Field Service Inframark
Pressure wash and paint



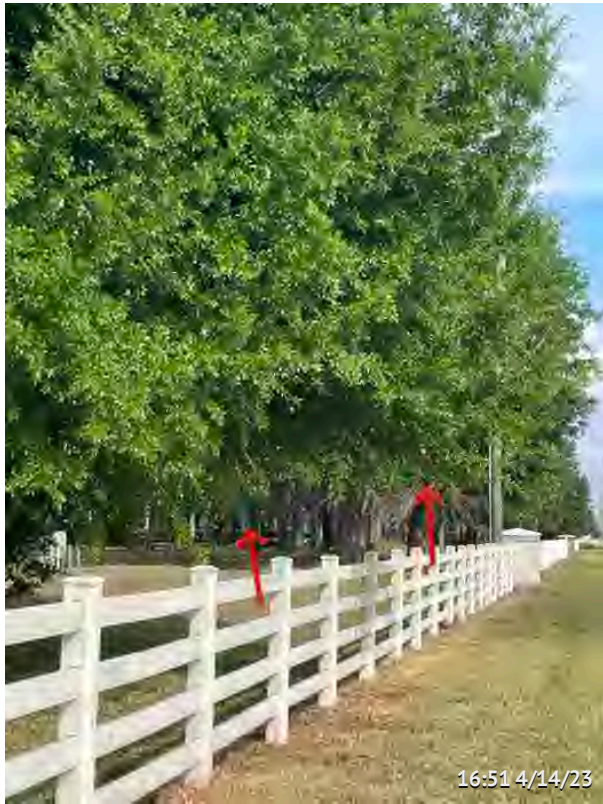
Item 41

Assigned To Benchmark
Needs attention. By Clay brick rd tunnel.



Item 42

Assigned To Benchmark
Needs trimming. East side entrance of 192.



Item 43

Assigned To Benchmark
Branches hanging low. East entrance
192 fence.



Item 44

Assigned To Benchmark
Seasonal plants needed. East
entrance.



Item 45

Assigned To Benchmark
Behind fence needs attention. East entrance.



Item 46

Assigned To Field Service Inframark
Pressure wash and paint.



Item 47

Assigned To Benchmark

Grass needs attention. Town square.



Item 48

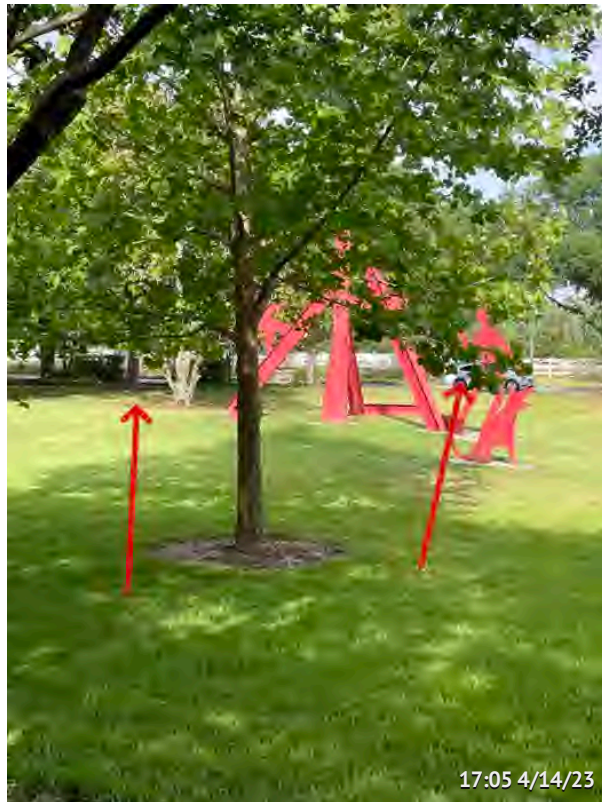
Assigned To Field Service Inframark

Fix pavers.



Item 49

Assigned To Field Service Inframark
Replace white board.



Item 50

Assigned To Benchmark
Branches hanging low. Town square.

From: [Crystal Lovett](#)
To: [Perez, Brett](#)
Cc: [Jacob Mootz](#); [Fiallo, Elizabeth](#); [Gargaro-Fissell, Christine](#)
Subject: Re: Harmony CDD Field Inspection
Date: Wednesday, March 29, 2023 8:59:09 AM

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Good morning,

I apologize for the delay. Please see our comments in regard to this Field Inspection Report.

The following issue numbers will be address during the next two (2) maintenance visits:

Issue	1	Issue	23	Issue	38
Issue	5	Issue	30	Issue	42
Issue	7	Issue	35	Issue	43

The following issue numbers will be trimmed per scope, during the next two (2) maintenance visits. Anything above scope will be sent as a proposal:

Issue	6	Issue	21	Issue	39
Issue	12	Issue	24	Issue	41
Issue	15	Issue	27		
Issue	17	Issue	28		
Issue	19	Issue	36		

The following issue numbers have already been answered by Jacob via email:

Issue	20	Issue	32
Issue	25	Issue	34

Additional Issue notes:

Issue 22	Benchmark will work with you team and together treat as many ant mounds as possible as they become visible
Issue 37	Zone 14- increased time for this area, should see improvement
Issue 46	We would recommend this to be removed, proposal will be sent

Please let me know if you have any questions.

Thanks,



Crystal Lovett
 Account Manager
 Benchmark Landscaping

■ 407-929-7610 | 689-272-6572
■ clovett@benchmarklandscapingfl.com
■ <https://www.benchmarklandscapingfl.com/>
■ PO Box 471057
 Kissimmee, FL. 34747

Subsection 6Aii

Proposals

Subsection 6Aia

Awning Proposals

Colorful, Durable,
Waterproof Membrane



Applications

Awnings, canopies, pergolas, shade sails, light structures, fixed shading systems



■ **Sparks creativity**

- a unique satin finish to give a modern and high-end look to your projects
- a palette of 40 colors to give personality to your designs
- flexibility and strength provide freedom of shape and size.

■ **Innovation and performance**

- a weldable PVDF surface treatment improves dirt resistance
- a very smooth finish ensures easy upkeep
- tried and tested protection against heat and bad weather for year-round comfort
- maximum UV protection: Soltis® Proof 502 blocks 100% UV rays (UPF 50+ for all colors).

■ **Proven longevity**

- Thanks to its Précontraint® technology, Soltis Proof 502:
- does not tear or stretch, ensuring structures last over time
 - durably resists UV damage due to rigorous pigment selection and thicker coating over the yarn crest than the competition

Unfailing resistance
 for colorful projects





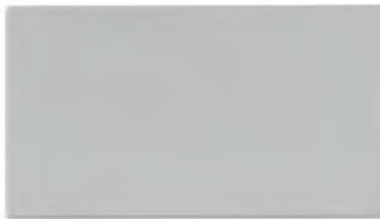
Concrete 70.8 in

502V2-2167C



White 70.8 in

502V2-8102C



Boulder 70.8 in

502V2-2171C



Concrete 70.8 in

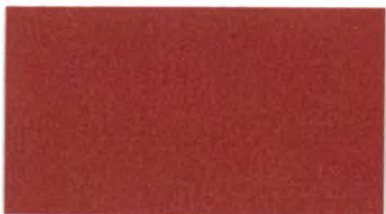
502V2-2167C



Black 70.8 in

502V2-8450C

Metallic colors



Velvet red 70.8 in

502V2-2152C



Autumn 70.8 in

502V2-2138C



Aluminium 70.8 in

502V2-2168C



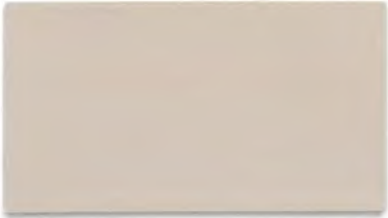
Champagne 70.8 in 502V2-8341C



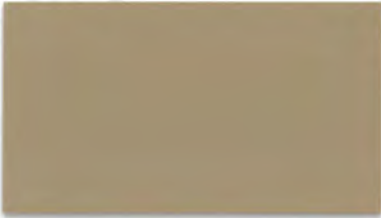
Vanilla 70.8 in 502V2-8861C



Hemp 70.8 in 502V2-50265C



Sandy beige 70.8 in 502V2-2135C



Pepper 70.8 in 502V2-2012C



Camel 70.8 in 502V2-2141C



Cocoa 70.8 in 502V2-2148C



Teak 70.8 in 502V2-50669C



Walnut stain 70.8 in 502V2-2137C



Lemon 70.8 in 502V2-50674C



Buttercup 70.8 in 502V2-2166C



Dijon 70.8 in 502V2-50671C



Orange 70.8 in 502V2-8204C



Carrot 70.8 in 502V2-2172C



Raspberry 70.8 in 502V2-2150C



Poppy 70.8 in 502V2-8255C



Terracotta 70.8 in 502V2-20185C



Burgundy 70.8 in 502V2-8284C



Aniseed 70.8 in 502V2-2157C



Olive 70.8 in 502V2-50668C



Moss green 70.8 in 502V2-2158C



Porcelain green 70.8 in 502V2-50670C



Tennis green 70.8 in 502V2-8056C



Spruce 70.8 in 502V2-2156C



Celadon 70.8 in 502V2-50675C



Steel blue 70.8 in 502V2-50676C



Lagoon 70.8 in 502V2-2160C



Dark blue 70.8 in 502V2-50673C



Thistle blue 70.8 in 502V2-50270C



Celestial blue 70.8 in 502V2-50672C



Victoria Blue 70.8 in 502V2-50677C



Midnight blue 70.8 in 502V2-2161C



Marine 70.8 in 502V2-1125C

• Solar and light properties (EN 14501)

	TS	RS	AS
502V2-1125C	6	17	77
502V2-2012C	1	38	61
502V2-2135C	5	61	34
502V2-2137C	0	18	82
502V2-2138C	2	34	64
502V2-2141C	6	49	45
502V2-2148C	1	25	74
502V2-2150C	12	45	43
502V2-2152C	7	38	55
502V2-2156C	1	15	84
502V2-2157C	10	53	37
502V2-2158C	2	36	62
502V2-2160C	5	35	60
502V2-2161C	6	28	66
502V2-2166C	15	58	27
502V2-2167C	1	27	72
502V2-2168C	1	46	53
502V2-2171C	2	51	47
502V2-2172C	14	49	37
502V2-8056C	1	18	81
502V2-8102C	11	80	9
502V2-8204C	16	47	37
502V2-8255C	18	37	45
502V2-8284C	1	18	81
502V2-8341C	11	72	17
502V2-8450C	0	16	84
502V2-8861C	4	65	31
502V2-20185C	2	28	70
502V2-50265C	1	47	52
502V2-50270C	0	16	84
502V2-50668C	1	21	78
502V2-50669C	0	11	89
502V2-50670C	1	22	77
502V2-50671C	4	42	54
502V2-50672C	2	25	73
502V2-50673C	1	18	81
502V2-50674C	10	59	31
502V2-50675C	8	59	33
502V2-50676C	8	47	45
502V2-50677C	7	34	59

TS: Solar Transmission (%)

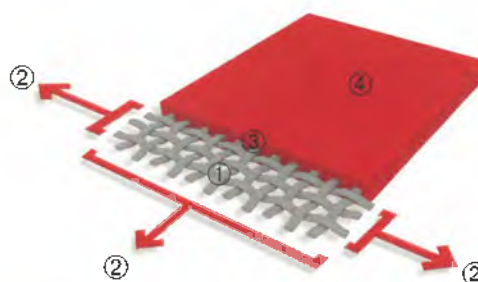
AS: Solar Absorption (%)

RS: Solar Reflection (%)

TS + RS + AS = 100% of incident energy

• Exclusive Précontraint® technology

Patented worldwide, the Précontraint® technology by Serge Ferrari involves keeping the composite under tension throughout the manufacturing process. This gives our materials exceptional performance that enables them to surpass market standards in terms of dimensional stability, mechanical strength, coating thickness and flatness.



High-tenacity polyester micro-yarn base cloth	①	Superior elongation and tear resistance
A coating with fabrics under bi-axial constant tension in both warp and weft directions	②	No deformation during processing and use
Thicker coating at the top of the yarns and a dirt resistant surface treatment	③	Superior aesthetic and mechanical durability
Exceptional flatness and thinness	④	Smooth easy to clean finish, space saving, easy rolling

Soltis Proof 502

	■ Technical properties	Standards
Weight	16.8 oz/yd ²	EN ISO 2286-2
Thickness	0.45 mm	
Width	70.8 in	
■ Length of rolls		
Standard format length	43.7 yds	
■ Physical properties		
Tensile strength (warp/weft)	200/200 daN/5 cm	EN ISO 1421
Tear strength (warp/weft)	20/20 daN	DIN 53.363
Adhesion	7/7 daN/5 cm	EN ISO 2411
■ Surface treatment		
Finish	PVDF Varnish both sides	
■ Flame retardancy		
Rating	Method 1 & 2/NFPA 701 — CSFMT19 — CLASS A/ASTM E84 — CAN/ULC-S109 — M2/NFP 92-507 B1/DIN 4102-1 — BS 7837 — 1530.2 et 3/AS/NZS — M2/UNE 23.727-90 — VKF 5.3/SN 198898 Schwerbrennbar Q1-Tr1/ONORM A 3800 — Group 1/AS NZS 3837 — Class 2/UNI 9177-87 G1/GOST 30244-94 — CPAI 84	
Euroclass	B-s2,d0	EN 13501-1
■ Management systems		
Quality		ISO 9001
■ Certifications, labels, warranties, recycling		
	 10-year warranty	 With S+ Serge Ferrari goes further than the standards (Consult us for further information.)
■ Tools and services		
— Maintenance manual available on request		

The above technical data represent average values subject to a +/-5% tolerance. The buyer of our products is fully responsible for their application or their transformation concerning any possible third party. The buyer of our products is responsible for their implementation and installation according to the standards, workmanship and safety regulations in force in destination countries. For information on our contractual warranty, please refer to the relevant terms and conditions. The values quoted above represent results of tests performed in compliance with common design practices and are provided for information only to enable customers to make the best use of our products. Our products are subjects to evolutions due to technical progress, we remain entitled to modify the characteristics of our products at any time. The buyer of our products is responsible for checking the validity of the above data.

Sunshades Awning Co Inc

2893 Big Sky Blvd
 Kissimmee, FL 34744
 (407) 935-9115
 diana@sunshadesofcentralflorida.com
 www.sunshadesofcentralflorida.com



Estimate

ADDRESS
 Harmony CDD
 210 North University Drive
 Suite 702
 Coral Springs, FL 33071

SHIP TO
 3366 Schoolhouse Rd.
 Saint Cloud - Harmony

ESTIMATE 20229
 DATE 12/19/2022

SALES REP
 Aaron Hagemeister

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Recover	Recover existing gazebo Strip and dispose of existing material Custom fabricated Serge Ferrari vinyl cover in TBD color Bottom: 6 panels - 15' x 84" Top: 6 panels at 9' x 8' Quote includes cost of material, labor for fabrication, installation and tax 40% deposit + signed proposal to place order Balance due upon completion Allow 4 - 6 weeks for turnaround		7,500.00	7,500.00

 2.5 % surcharge to process a card for payment

TOTAL

\$7,500.00

Accepted By

Accepted Date



PROPOSAL PRESENTED TO:
INFRAMARK

RE: 3366 SCHOOLHOUSE RD - HARMONY

ATTN: JEISON CASTILLO
EMAIL: JEISON.CASTILLO@INFRAMARK.COM

RECOVER GAZEBO SHADE STRUCTURE WITH NEW MATERIAL

PRICE \$ 13,400.00

CURRENT LEAD TIME 16 WEEKS

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
MATERIAL TO BE: **SOLTIS PROOF 502 - BUTTERCUP**
INSTALLATION
ALL APPLICABLE TAXES

DOES NOT INCLUDE:

BUILDING PERMIT
NEW FRAMING

THANK YOU FOR THE OPPORTUNITY!

PROPOSAL BY: NICK HANLEY

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 4/13/2023

50 KEYES COURT SANFORD, FL 32773 TEL: 407-330-1044 FAX: 407-330-1477

Subsection 6Aiib

Steel Building Quotes

STEEL BUILDING PROPOSAL COPY



BUILT SAFE BUILT STRONG BUILT TO LAST
A LongLife Steel Buildings company

EVERSAFE BUILDINGS | 11175 CICERO DR STE 135 | ALPHARETTA, GA 30022
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

CUSTOMER:
Brett Perez

DATE:
4/6/2023

ADDRESS:
TBD

CITY/STATE:
Saint Cloud, FL

ZIP:
34773

COUNTY:
Osceola

PHONE:
(407) 433-0515

E-MAIL:
brett.perez@inframark.com

BUILDING TYPE:
Garage/Workshop

ROOF SIZE:
25' x 46'

BUILDING SIZE:
25' x 45'

WALL HEIGHT:
12'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
4' On Center

SHEETING TYPE:
Upgraded Heavy Duty 26 Gauge Galvanized Steel

CERTIFICATION:
150 mph

QUANTITY	DESCRIPTION
<u>BUILDING DETAILS</u>	
	25' x 45' x 12' Garage/Workshop
2	Full Sides With Horizontal Sheeting
1	Full End With Horizontal Sheeting
1	Full End With Horizontal Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)
	Heavy Duty 26 Gauge Roof And Wall Sheeting
<u>LEAN-TO BUILDING DETAILS</u>	
1	12' x 45' x 9' Lean-To (3/12 Pitch Roof)
1	Full Side With Horizontal Sheeting
	Includes - 1 Additional End Wall
1	Full End With Horizontal Sheeting
	Upgraded Vertical Roof With 6" Overhang
<u>ACCESSORIES</u>	
1	12' x 9' Certified Heavy Duty Lockable Roll Up Door (With Chain Hoist)
1	12' x 9' Certified Heavy Duty Lockable Roll Up Door (With Chain Hoist)
	Header Seal for Roll Up Door
3	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" Certified (Solid) (2 Installed on side of building)
3	30" x 30" High Impact Single Hung Windows
3	Window Side Frame
	Concrete Anchors
1	Fee to Connect Lean-To To Main Building
	Foam Enclosures - Ridge and Eaves
<u>MISCELLANEOUS</u>	
	Certified Building
	As Built Stamped Drawings (2 Sets)
FREE DELIVERY TO JOBSITE	
FREE INSTALLATION ON YOUR PAD	
FREE COLOR MATCH FASTENERS	
40 YEAR LIMITED WARRANTY ON PANELS	
20 YEAR LIMITED RUST THROUGH WARRANTY ON FRAME AND ROOF	
12 MONTH WORKMANSHIP WARRANTY ON BUILDING	
<p>Note: Discount Good Until: Friday, April 28th, 2023</p> <p>***We can arrange to have your building permits pulled (building & concrete only)***</p> <p>Payment requirements:</p> <p>\$4,232.31 due now \$11,774.68 Due at scheduling of installation \$11,774.68 Due immediately following installation</p>	
*Permit fees are not included	
*Due to steel price increases price quote is subject to change without notice	
*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.	
*Eversafe has the right to correct any content or pricing errors on this quote	
Building Price	\$28,387.50
10% Discount	-\$2,838.75
Additional Labor	\$225.00
BUILDING PRICE (AFTER DISCOUNT)	\$25,773.75
Sales Tax (6.00%)	\$1,607.93
Drawings	\$400.00
Total	\$27,781.68
Due Now**	\$4,232.31
BALANCE (See Payment Breakdown)	\$23,549.36

PREPARED BY:
Jenna Shiebler

STEEL BUILDING PROPOSAL COPY



BUILT SAFE BUILT STRONG BUILT TO LAST
A LongLife Steel Buildings company

EVERSAFE BUILDINGS | 11175 CICERO DR STE 135 | ALPHARETTA, GA 30022
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

CUSTOMER:
Brett Perez

DATE:
4/6/2023

ADDRESS:
TBD

CITY/STATE:
Saint Cloud, FL

ZIP:
34773

COUNTY:
Osceola

PHONE:
(407) 433-0515

E-MAIL:
brett.perez@inframark.com

BUILDING TYPE:
Garage/Workshop

ROOF SIZE:
16' x 46'

BUILDING SIZE:
16' x 45'

WALL HEIGHT:
12'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Upgraded Heavy Duty 26 Gauge Galvanized Steel

CERTIFICATION:
150 mph

QUANTITY	DESCRIPTION																		
<u>BUILDING DETAILS</u>																			
	16' x 45' x 12' Garage/Workshop																		
2	Full Sides With Horizontal Sheeting																		
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	Heavy Duty 26 Gauge Roof And Wall Sheeting																		
<u>LEAN-TO BUILDING DETAILS</u>																			
1	9' x 45' x 8.75' Lean-To (3/12 Pitch Roof)																		
1	Full Side With Horizontal Sheeting																		
	Includes - 1 Additional End Wall																		
1	Full End With Horizontal Sheeting																		
	Upgraded Vertical Roof With 6" Overhang																		
<u>ACCESSORIES</u>																			
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<p>Note: Discount Good Until: Friday, April 28th, 2023</p> <p>***We can arrange to have your building permits pulled (building & concrete only)***</p> <p>Payment requirements:</p> <p>\$3,267.40 due now</p> <p>\$8,847.78 Due at scheduling of installation</p> <p>\$8,847.78 Due immediately following installation</p>																			
<table border="1"> <tr> <td>Building Price</td> <td>\$21,240.00</td> </tr> <tr> <td>10% Discount</td> <td>-\$2,124.00</td> </tr> <tr> <td>Additional Labor</td> <td>\$225.00</td> </tr> <tr> <td>BUILDING PRICE (AFTER DISCOUNT)</td> <td>\$19,341.00</td> </tr> <tr> <td>Sales Tax (6.00%)</td> <td>\$1,221.96</td> </tr> <tr> <td>Drawings</td> <td>\$400.00</td> </tr> <tr> <td>Total</td> <td>\$20,962.96</td> </tr> <tr> <td>Due Now**</td> <td>\$3,267.40</td> </tr> <tr> <td>BALANCE (See Payment Breakdown)</td> <td>\$17,695.56</td> </tr> </table>		Building Price	\$21,240.00	10% Discount	-\$2,124.00	Additional Labor	\$225.00	BUILDING PRICE (AFTER DISCOUNT)	\$19,341.00	Sales Tax (6.00%)	\$1,221.96	Drawings	\$400.00	Total	\$20,962.96	Due Now**	\$3,267.40	BALANCE (See Payment Breakdown)	\$17,695.56
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PREPARED BY:
Jenna Shiebler

*Permit fees are not included

*Due to steel price increases price quote is subject to change without notice

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

*Eversafe has the right to correct any content or pricing errors on this quote

Color Chart

BUILT SAFE. BUILT STRONG. BUILT TO LAST.

BRITE WHITE

IVORY

LIGHT STONE

SAHARA TAN

LIGHT GRAY

CLAY

HAWAIIAN BLUE

BRIGHT RED

BARN RED

BURGUNDY

COPPER PENNY*

*Upcharge applies (varies by building details).

BLACK

BURNISHED SLATE

COCOA BROWN

CHARCOAL

IVY GREEN

1-800-374-7106

www.eversafebuildings.com

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GALVALUME

*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. If color choice is critical, please request a metal color sample.

**Not all colors available in every state. Colors may vary by state. Please call for details.

COPY



AMERICAN MADE-AMERICAN PROUD



- Garages
- Carports
- RV Shelters
- Storage
- Commercial
- Industrial

1-800-374-7106

www.eversafebuildings.com



Building Features

- A variety of attractive colors to choose from
- Heavy duty durable design
- Customizable for your unique requirements
- Fast reliable construction
- Delivery and installation included
- Low cost future expansion option
- Financing available



AMERICAN MADE-AMERICAN PROUD

1-800-374-7106

About Our Buildings

Eversafe Buildings offers high quality, easy-to-assemble steel garage kits, metal carport kits, steel buildings, sheds and other types of manufactured and pre-engineered metal buildings. Manufactured nationwide with American made steel, using American labor, our buildings are used by thousands of residential and commercial customers around the world.

Our metal garage kits, RV covers, steel buildings and steel carports are of the highest quality available and are designed and engineered with the consumer in mind. All framing is hot dipped galvanized which gives you the best protection from rust through and corrosion. Easy to assemble, strong and designed to last, Eversafe Buildings offers the best in durability and convenience, while maintaining a price that's easy on your wallet.

We not only offer buildings to cover and protect your automobiles, RVs, boats and heavy equipment, we also supply steel buildings for every application. From residential to commercial, agricultural to industrial, we have it all!

Top Quality Construction

Eversafe Buildings specializes in top quality steel garages, carports, sheds, and many different types of metal buildings. When looking for a building to protect your automobiles, RVs and campers, motorcycles or any other high dollar investment, we have you covered. If you have a design in mind we have the metal building for you.

Florida Certified Buildings

Our buildings are designed for the highest wind loads that Florida has to offer. Eversafe buildings can be engineer certified for Florida Hurricane winds up to 180mph. Our buildings meets tough Florida State Hurricane Building code and full engineer stamped drawings are available with FL Approval code numbers.

Competitive Pricing

We offer competitive pricing and superior quality on all of our steel building products. Steel garages and carports are our specialty. Just call us at 1-800-374-7106 and we'll have one of our building specialists help find the right building for your needs.



Types of Buildings

Eversafe Buildings offers many different styles of buildings, from steel garages and carports to RV covers, sheds and metal storage buildings. We also provide custom buildings based on your own plans.



GARAGES



CARPORTS



GARAGE-CARPORT HYBRIDS



RV SHELTERS



METAL BARN AND AGRICULTURAL BUILDINGS



COMMERCIAL BUILDINGS



Table of Contents

GARAGES	4
CARPORTS	5
GARAGE-CARPORT HYBRIDS	6
COMMERCIAL BUILDINGS	7
FLORIDA HURRICANE BUILDINGS	8
STANDARD BUILDING FEATURES	9
BUILDING OPTIONS	10
SUPERIOR AMERICAN QUALITY	11



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Garage Building Features

Custom Design & Build Your Garage Building

Eversafe metal garage kits are manufactured using galvanized steel, increasing protection against rusting and corrosion. With the flexibility of full garage building customization, you can design your garage based on your own specifications. Choose the width, length, height, roof style, even the color of the roof, walls, trim and doors.

Features You Can Customize:

- Side walls and end walls
- Roof style
- Wall, roof, trim and door colors
- Add windows, walk doors, garage doors and other accessories
- Insulation
- Attractive wainscot for two-tone colors
- Lean-tos for low cost covered storage space



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Garages



Single car garage with boxed eave, horizontal sheeting and optional garage door and lean-to.



Large single car garage with an upgraded vertical roof, upgraded vertical sheeting with 1 - roll-up door and 1 - walk door.



2-car garage featuring a wainscot finish. It has 2 - 12'x12' roll-up doors, 1 - walk door, and 2 - windows.



3-car garage with a boxed eave roof, side entry garage doors and a walk door. This garage also has 1 window which helps add natural sunlight inside the building.

Design your own easily customizable garage based on your size and design. Ask one of our building specialists for details.

Carports

Eversafe carports can meet every residential need with single car, 2-car and 3-car models. Custom commercial models are also available up to 40' wide



This is pavilion carport is one of more popular and attractive designs. Use it as a carport, picnic area cover or a pool deck cover. The uses are limited by your imagination.



2-car carport featuring an upgraded roof with boxed eaves, sheeted gable ends and partial paneling on the sides.

RV SHELTERS & RV GARAGES



Fully enclosed RV garages are also available giving your expensive investment complete coverage and protection from the elements, falling debris and vandalism.



Our steel RV shelters can be designed with one of three different roof styles: A Regular roof with horizontal sheeting and rounded eaves, a Boxed Eave roof with Horizontal sheeting, or Vertical roof with vertical sheeting. We can also design your building with walls up to 18' high.

Protect your investment and save with Eversafe Buildings. We provide all the materials you need to get your steel carport or metal RV shelter delivered and installed quickly and efficiently. We make the process a snap! From ordering your building up until it's delivered and installed, we'll walk you through the entire process to make it as simple and painless as possible. Decades in the steel building industry ensure a smooth and effortless experience as we've simplified the process for you. Call one of our experienced building specialists at 1-800-374-7106 today to get more information on your carport needs.



Carport Building Features

Eversafe Buildings specializes in high quality metal Carports. Unlike other carports which are made from tarp and are pinned together, Eversafe delivers and installs all steel carports that can be built on asphalt, concrete or even directly on the ground. Our buildings are designed to last for years and upgraded models come with 12 gauge steel framing featuring a 20 year rust through warranty.

Carport Models:

- Single Car
- 2-Car
- 3-Car
- Custom/Commercial



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Garage-Carport Hybrid Features

Eversafe Buildings offers the highest quality and most economical combination garage and carport steel buildings on the market today. Our buildings are completely customizable, meaning we can manufacture your building based on your own specifications. You can choose from one of our economical standard designed steel garage kits or we can build it based on your own specifications. Eversafe buildings are pre-engineered in our network of factories to meet your exact specifications, then shipped to your site and installed.



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Garage-Carport Hybrids



Large 3-car garage with carport in front for additional covered parking.



One car garage with covered outside storage area



Carport with storage area in back.

Our prefabricated metal buildings are quick and easy to build. Typical stick construction can take weeks or months to complete, requiring specialized labor and materials. With an Eversafe buildings all the drilling, cutting and welding is done in the factory. This means less on-site labor and less material waste. Our buildings do not require the maintenance that a wood building needs.

Commercial Buildings

This commercial garage was designed to be tall enough to park big rigs inside.



This large industrial building is perfect for manufacturing or large equipment storage. Building dimensions are available up to 120' wide and virtually any length needed.



This commercial storage building was designed with an open front for easy forklift access.



This commercial garage has 4 - 10x12 roll-up doors and 1 - 12 x 14 roll up door along with 1 walk door and 2 windows.



Need a building fast? We can install a building in as little as 2 to 4 weeks on your level site based on scheduling and your location.



Commercial Building Features

Eversafe's commercial buildings are designed to provide a lifetime of use for practically any application. We can construct office buildings, retail stores, auto repair shops, restaurants and hair & nail salons. They are erected quickly, most times in a few days allowing you to be up and running in no time.

Whatever you are using the building for, Eversafe Buildings can supply it. We provide everything you'll need to get your building delivered and built in the quickest time possible. Call one of our experienced building specialists at 1-800-374-7106 today to get more information on your commercial building needs.



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Florida Hurricane Certified Buildings



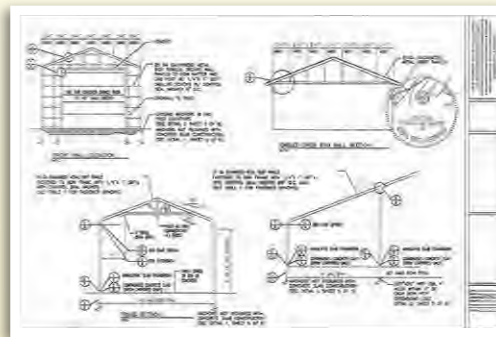
Eversafe offers buildings that are certified from 150mph up to 180mph hurricane certification. All buildings in Florida come standard with heavy duty 26 gauge galvanized steel sheeting to meet those heavy hurricane wind load requirements.



Florida Hurricane Certified Building Features

Florida Hurricane Certified Building Features

- Heavy Duty 26 Gauge Steel Roof & Wall Sheeting
- Certified for 150 to 180 mph
- Florida Engineer Certified Stamped Drawings



All buildings installed in Florida include a full set of drawings that are used to pull a building permit*

All of the drawings that come with an Eversafe Building in Florida come stamped by a Florida Certified Engineer, guaranteed to pass virtually any building code requirement in Florida.



If you're looking for a building designed to meet the high hurricane winds in Florida, we have the building for you. Every Eversafe Building installed in Florida is certified by a Florida State Certified Engineer to meet the strict building code requirements called out by virtually any Florida Building Department. Whether you're looking for a small garage to protect your vehicles from the damaging sun, a workshop you can use to get out of the heat, or just a storage building call one of our experienced building specialists at 1-800-374-7106 today to get more information on your hurricane rated Eversafe steel building.

*Please note: Drawing fees are quoted separately.



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1-800-374-7106

Standard Building Features



FREE DELIVERY

Every Eversafe steel building is delivered to your door at no charge. Whether your building is a small carport or a large steel garage we will deliver it to your door and offload all of the building materials.



FREE INSTALLATION*

Included in the price of every Eversafe steel building is free installation. Let the experts handle the heavy lifting for you. Once the building materials are delivered and offloaded our crew will get right to work building your new steel building.



STEEL FRAMING

Our standard box beam framework comes in strong 14 gauge galvanized steel. An upgraded 12 gauge frame is also available.



ROOF AND WALL SHEETING

High tensile commercial roof and 26 gauge sheeting is available in a variety of beautiful standard colors.



Standard Building Features

This section contains standard features included with our buildings as well as items you can choose as options when designing your new steel building. Some are designed for practical applications while other are purely cosmetic.



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1-800-374-7106

*Free delivery and free installation included almost everywhere (Call for details). See Website Pricing Policy on our Terms of Use page at www.eversafebuildings.com for additional details on the installation of our buildings.

Building Options



Building Options

This section contains options that do not come standard with our buildings. These options can be purchased from us for an additional cost. Some options are designed for practical applications while other are purely cosmetic.



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GARAGE DOORS

Eversafe Buildings offers roll up style garage doors which retract into a small cylinder above the door opening. They come in a variety of sizes from 6' x 6' to 10' x 10'.

We also offer commercial sized doors that are chain driven and are available from 12' x12' up to 21'x18'.

All roll up doors in Florida are certified for high hurricane force winds.



WALK DOORS

Eversafe walk doors are 36" wide x 80" high and are available with or without a window.



WINDOWS

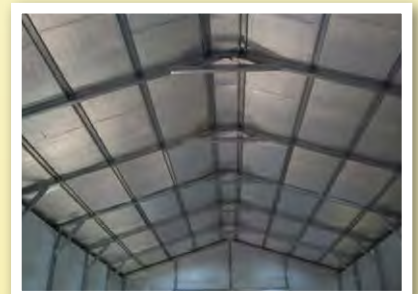
Eversafe heavy duty windows come 30" x 30". They give your steel building a more appealing and finished look, and allow natural light into your building as well.



INSULATION

Eversafe Buildings offers insulation for your metal building. Installing insulation in your steel building can add many benefits: Blocks Radiant Heat.

- Reduces Radiant Heat.
- Great way to moderate the temperature inside your building
- Reduces heat flow which lowers your cost for heating or cooling.
- Reduces condensation; which helps to avoid mold buildup and metal corrosion.



Superior American Quality



Only the latest technology is used by the factories to precision manufacture metal garages, steel storage buildings and large span commercial steel buildings.



Only hot dipped galvanized steel is used to manufacture the frames and the roof & wall panels on our buildings, meaning all of our buildings offer great protection against rust and corrosion.



Rigid quality control and strict tolerances produce reliable top quality metal buildings.

Export Services



Eversafe Buildings offers export services around the world. Whether you're shipping your building to Alaska, Hawaii, the Carribean, or Africa , we can accommodate you. Just call and ask for our export department for more details.



STEEL BUILDING MANUFACTURING

Eversafe's steel buildings are manufactured using only the finest grade American made steel, no cheap inferior imported materials. The factories only employ 100% American labor and every building is made with rigid quality control.



AMERICAN MADE-AMERICAN PROUD

1-800-374-7106

COPY

- GARAGES CARPORTS
- BARNs
- STORAGE BUILDINGS
- COMMERCIAL BUILDINGS
- INDUSTRIAL BUILDINGS
- RV SHELTERS
- BOAT SHELTERS

Eversafe Buildings supplies top quality metal garages, carports, steel buildings, barns, custom buildings, and other types of metal buildings at competitive pricing. Only the newest technology, top rated engineering expertise and state-of-the-art machinery are used to manufacture our buildings. We deliver and install every building with pride, using the best materials on the market. When you choose Eversafe you're choosing the best. Our steel structures are engineer certified and are guaranteed to pass any building code. Quality, durability, strength and honesty are what makes Eversafe the best choice for your building needs. Our commitment to product quality, excellence in customer service, and low prices are second to none. Our customer's satisfaction is our number one priority and we stand by that with a 100% quality guarantee.



EVERSAFE BUILDINGS

National Head Office

11175 Cicero Dr
Suite 135
Alpharetta, GA 30022

800.374.7106 ph
800.374.4694 fax

www.eversafebuildings.com
info@eversafebuildings.com

Regional locations:

Boca Raton, FL
International Export Services
Construction Services
561.948.3031 ph

Dallas, TX
Construction Office
Contractor Training

Sacramento, CA
SW Construction Office
Dealer Training

Philadelphia, PA Facility
Dealer Training and Construction Office



AMERICAN MADE-AMERICAN PROUD

BUILT SAFE BUILT STRONG BUILT TO LAST!

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From: info@titansteelstructures.com <info@titansteelstructures.com>

Sent: Wednesday, April 5, 2023 4:06 PM

To: Perez, Brett <Brett.Perez@inframark.com>

Subject: RE: Harmony CDD

Hi Brett,



Titan Steel Structures

When quality and customer service matter, choose Titan

Date: Apr 5, 2023

Spec Sheet

CUSTOMER INFORMATION

Name		Phone Number	
Brett Perez		407-433-0515	
Building Address		City	
TBD		Celebration	
County	State	Zip	
34747	FL	Osceola	

BUILDING SPECIFICATIONS

Width	Length	Height	
28	35	12	
Roof Pitch	Slope	Doors	Windows
2/12	Gable	N/A	N/A
Openings			
(1) 10x10 Garage (1) 3070 Man Door (3) 3030 Windows (1) 8x8 Garage			

Panels	Gauge	Color
PBR Roof:	26	Galvalume
PBR Walls:	26	TBD

DESIGN LOADS

Wind	Snow	Building Code
140 mph	0 psf	FBC-2020

Collateral Load	Live Load	Exposure
1 psf	20 psf	C

INCLUDED WITH BUILDING

- Structural I-Beams-
- X bracing in roof and walls-
- All fasteners come with a lifetime warranty against rust-
- 3 sets of stamped engineered blueprints including anchor bolt locations and erection manual-
- Dedicated Project Manager-
- 12x35x12 Lean To Included (1/3 Roof Only)

PRICING

Your building will be engineered and designed to your specifications and delivered to your job-site in 34747 County, FL for \$ 58,760.00.

A deposit of \$ 15,500.00 is due now with 50% of balance due when building is released into final fabrication. The remaining balance is due on delivery.

Mark Milazzo
Building Services
Titan Steel Structures
1-888-807-6006
www.titansteelstructures.com



Subsection 6B

Engineer's Report

Subsection 6Bi

Field Maintenance

Facility Move

Development Plan

Delivered Under [Separate Cover](#)

Subsection 6Bii

Billy's Trail Culvert Placement

Development Plan

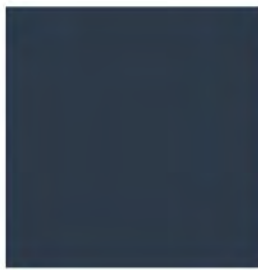
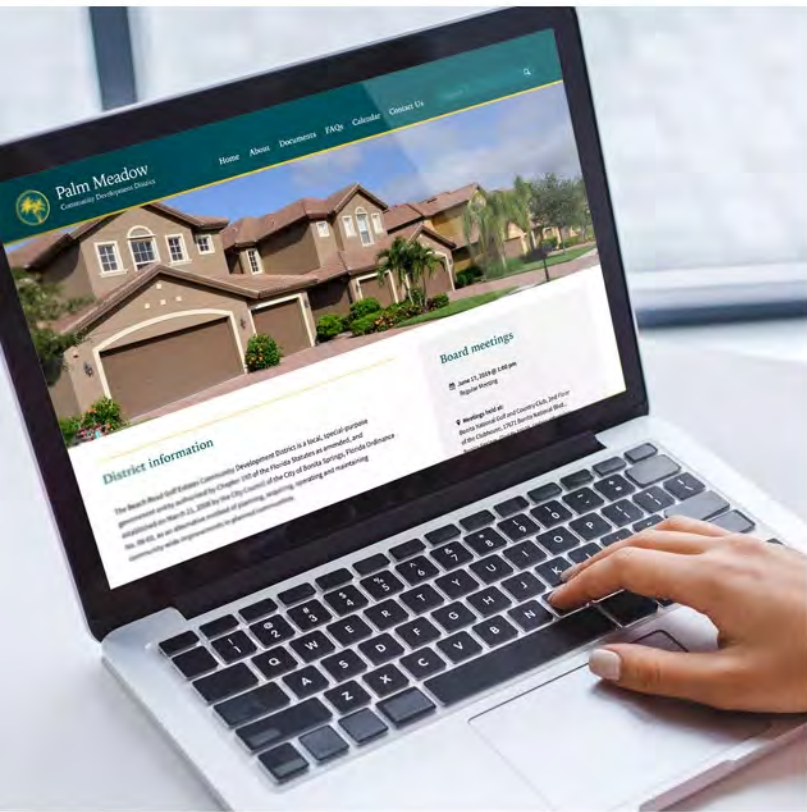
Delivered Under [Separate Cover](#)

Subsection 6D

District Manager's Report

Subsection 6Di

Website Management



Keeping your community informed. And you compliant.

Harmony Community Development District

Proposal date: 02 / 22 / 2023

Proposal ID: RXKMN-TEBHU-TZRNJ-TC5OH

- Pricing.....2
- Services.....3-5
- FAQs.....6
- Statement of work.....7-8
- Terms and conditions.....9-12



Ted Saul

Director - Digital Communication

 *Certified Specialist*

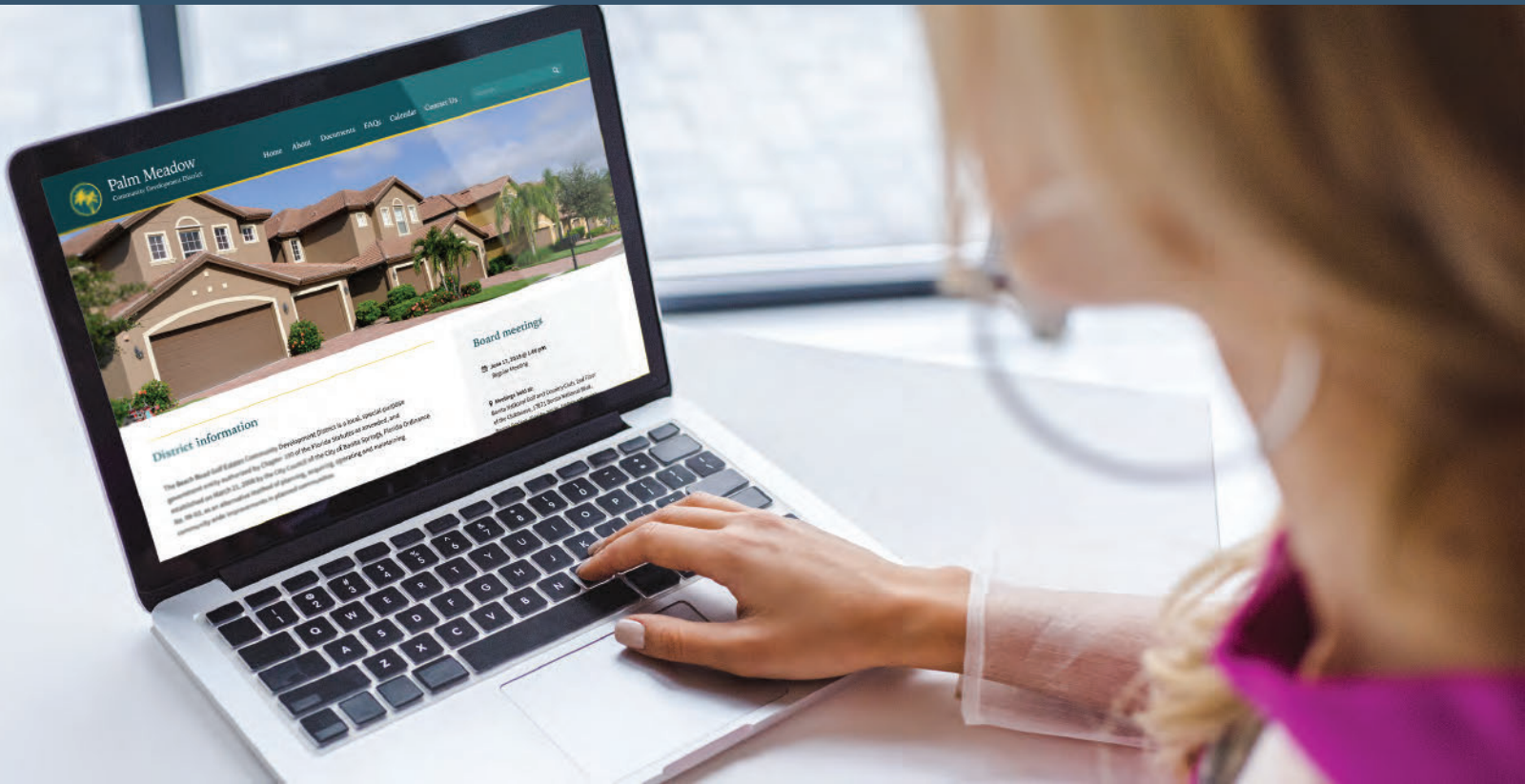


Pricing

Effective date: 03 / 01 / 2023

Implementation	Quantity	Subtotal
<p>On-boarding of ADA Compliant Website and Remediation of Historical Documents</p> <ul style="list-style-type: none"> • Migration website pages and present on a staged website for approval • Initial PDF Accessibility Compliance Service for 1500 pages of remediation 	1	\$1,512.30
<hr/>		
Annual ongoing services	Quantity	Subtotal
<p>Website services</p> <ul style="list-style-type: none"> • Hosting, support and training for users • Website management tools to make updates • Secure certification (https) • Monthly accessibility site reporting, monitoring and error corrections 	1	\$615.00
<p>Ongoing PDF Accessibility Compliance Service</p> <ul style="list-style-type: none"> • Remediation of all PDFs stored on your website\ • Dashboard for reporting and managing all PDFs • 48-hour turnaround for fixes for board agendas • PDF manager dashboard 	Unlimited	\$937.50
<p>Social Media Manager</p>		Included
Total:		\$3,064.80





Accountable, compliant communications

Keeping your residents and property owners informed is a big responsibility – one that requires constant diligence. Staying current with the laws that apply to public access to district records, reports and other legal requirements presents a big challenge for many CDD communities.

When it comes to your website and all the web-based documents you are required to publish, they all need to be fully accessible. Florida statutes and federal laws require you and every special district be compliant with ADA (Americans with Disabilities Act) and accessibility regulations.

Keeping it all accessible – and legal

Campus Suite provides the total accessibility solution to keep all your web communications and web documents on the right side of these laws – specifically chapters 189 and 282 of the Florida Statutes.

Designed for districts



Easy-to-update website, hosting and support



Worry-free ADA-compliance, auditing and full reporting



Meets Florida statutes and federal laws

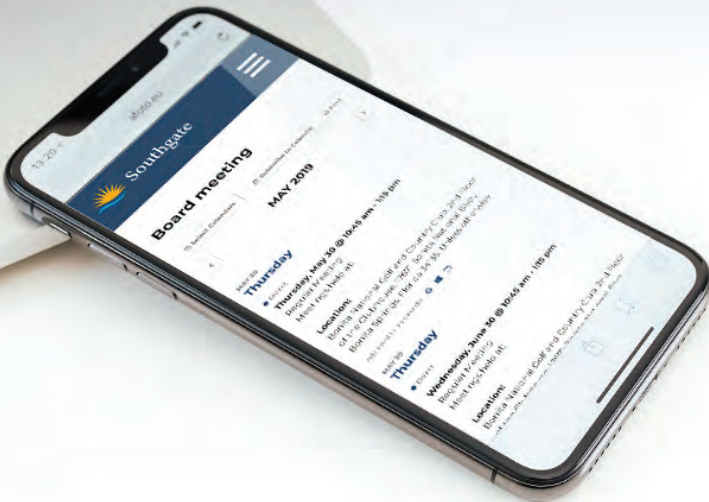


Save CDD board time and money

Keeping your community informed and compliant.



Accessibility Compliance
with Campus Suite



We'll handle all your website and document accessibility.

We take on the responsibility of making and keeping your website fully accessible to people with disabilities. We know what's at stake if your website is not ADA-compliant, so we handle it all – monitoring, reporting, and remediation.

We stand behind our seal of approval.

Each page of your website will have our official certification of a website that meets the required accessibility standards.

A website with all the features your district needs.

Communication is key to success in any organization, and your community development district is no exception. At Campus Suite, we understand the unique communication needs of CDDs and create a comprehensive website that serves as your communication hub.

Your property owners and residents will come to depend on the wealth of information at their fingertips. And your board members, management team and staff will come to rely on the role your website serves in streamlining the critical communications functions you're required by law to provide.

Maintain ADA compliance:

- ✓ Website and documents meet WCAG 2.1 requirements
- ✓ Monthly accessibility scanning audits and reporting
- ✓ In-house team that fixes all of the accessibility errors
- ✓ On-demand PDF remediation (48-hour turnaround)

Your district website features:

- ✓ Professional website design
- ✓ Easy-to-use tools to make updates
- ✓ Total document management
- ✓ Support and training for users
- ✓ Calendar of events
- ✓ Clubhouse and rental scheduling
- ✓ Meeting notices and minutes



campus
suite



A trusted name for compliance.

For over 15 years, Campus Suite has built a reputation helping public schools across the country eliminate communication barriers and improve school community engagement. We do it by creating easy-to-use, affordably priced websites featuring professional design, unmatched customer service, and paving a leadership role in website accessibility.

We've helped districts build web accessibility policies and websites, and even created contingency plans for responding to web issues and complaints from the OCR (U.S. Office for Civil Rights). These include detailed resolution plans when clients need to respond to avoid fines and the negative publicity that sometimes surrounds non-compliance.

Campus Suite has also pioneered educating public institutions about website accessibility by establishing the Website Accessibility Education Center, a valuable resource for website administrators..



W3C[®]
WCAG 2.0



Campus Suite Academy
Website Accessibility Center

www.campussuite.com/accessibility-center

Frequently asked questions

For PDF service, what is the price per page?

Pricing can range based on the volume of PDFs you have on your website and if it is part of the initial remediation or the on-demand service. The price range is between \$1.05 per page to \$1.75 per page.

What does the PDF scan and remediation process look like?

You'll upload your documents to the dashboard. We are notified and begin setting up the scan. After the fixes are made, we put the documents back onto the dashboard and you are notified. You then put them back to the appropriate location on your website.

What does the ADA managed service process for our website look like?

Our team performs monthly scans of your site utilizing software. Our team then goes through the results and fixes the content-related errors by hand. A report is produced for your records and uploaded to your ADA dashboard. Any outlying issues we may encounter, you will be notified until the issue is resolved.

How long does it take?

For non-urgent doc remediation, we can scan and fix up to 2000 pages per week. We also have urgent services available for an additional fee with a turnaround time of 48 hours.

What standards do you follow for ADA?

We follow WCAG AA 2.1 guidelines

Are there any hidden fees?

No.

How long does it take to build the website?

It depends upon your responsiveness, but generally only a couple of weeks.

Can we change the design of our website?

Our themes are customizable to address your preferences. There are some guardrails in place to help ensure ADA compliance to a degree, but you can select colors, images, etc...

Do your sites offer a calendar?

Yes. This site can be utilized in many different ways. One of which is a calendar to help with your clubhouse availability/rental schedule.

Statement of work

1. **On-boarding of ADA Compliant Website and Remediation of Historical Documents.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
 1. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
 2. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
 3. Display an ADA compliance shield, seal, or certification;
 4. Provide options to create a CDD-branded design (colors, logo, etc...)
 5. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
 6. Be free of any commercial advertising;
 7. Be free of any known spyware, virus, or malware;
 8. Secure certification (https)
 9. Secure cloud hosting with fail-overs
 10. Allow for data backups, and record retention as required by law;
 11. Allow for the display a calendar, reservation request form, and newsletter;
 12. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
 13. Remediate 1500 pages identified by the District for the new website in an ADA compliant format.*
2. **Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
3. **Maintenance and Management of the Website.**
 1. Contractor will manage and maintain the website;
 2. Remediate in an ADA compliant format new documents uploaded by the District Manager to the document portal;*
 1. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
 3. District shall be responsible for uploading the documents onto the document portal for the website. Upon completion of the remediation services, Contractor shall ensure that the remediated documents are live on the website. Contractor shall ensure that the District only has the ability to upload documents to the document portal (not the ability to make documents go live on the website) or remove documents on the website and cannot alter any other aspect of the website;

4. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
 5. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.
4. **Monthly Auditing and Remediation Services.**
1. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
 2. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
 3. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.
5. **Support Services.** Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

*If certain PDFs are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the PDF and provide contact information if anyone needs reasonable accommodations to access the full content within that PDF.

Website Creation and Management Agreement

This Website Creation and Management Agreement (this “Agreement”) is entered into as of 03 / 01 / 2023, between the Harmony Community Development District, whose mailing address is 3434 Caldwell, Tampa, FL 33614 (the “District”) and Innersync Studio, LLC., an Ohio limited liability company (d/b/a Campus Suite), whose mailing address is 752 Dunwoodie Dr., Cincinnati, Ohio 45230 (the “Contractor”).

Background Information:

The District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes. The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “ADA”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

Operative Provisions:

1. Incorporation of Background Information. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. Scope of Services. The Contractor will perform all work, including all labor, equipment, and supervision necessary to perform the services described in the “Statement of Work” attached hereto.

3. Term and Renewal. The initial term of this Agreement will be for one year from the date of this Agreement. At the end of the initial term, this Agreement will automatically renew for subsequent one-year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provisions below.

4. Termination.

a. Either party may terminate this Agreement without cause, with an effective termination date of the next scheduled renewal date, by providing at least thirty (30) days written (letter, facsimile, email) notice to the other party prior to the next renewal date.

b. Either party may terminate this Agreement with cause for material breach provided, however, that the terminating party has given the other party at least thirty (30) days written (letter, facsimile, email) of, and the opportunity to cure the breach.

c. Upon termination of this Agreement:

- i. The Contractor will be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. If any deposit or advanced payments exceeds these costs, Contractor will refund the appropriate amount to the District.
- ii. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
- iii. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
- iv. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.

5. Compensation and Prompt Payment.

- a. Upon execution of this Agreement, the District agrees to pay Contractor for a one-time payment of \$1,512.30 for the On-boarding of ADA Compliant Website and Remediation of Historical Documents.
- b. Starting on March 1, 2023 the District agrees to compensate the Contractor \$1,552.50 for Domain Fee, Maintenance and Management of the Website, Monthly Auditing and Remediation Services, and Support Services as described in the Statement of Work. The District shall make such payments in advance of the services to be provided. Contractor will provide the District with an invoice on an annual basis for work to be performed. The District will pay Contractor within 15 days of receipt of the invoice.

6. Additional Work. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties will agree in writing to an addendum (for changes to the regular services) or work authorization order (for all other services). The Contractor will be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

7. Ownership of Website, Domain Name, and Content. The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.

8. No Infringement of Intellectual Property. Contractor warrants and represents that neither the Statement of Work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise

violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).

9. Promotion. The District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

10. Warranty. The Contractor warrants that the work: (a) will conform to the requirements of the Statement of Work, (b) will be performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and WCAG regulations, and (c) will be performed without defects in workmanship or in code. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulations. The Contractor will comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and will hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time.

13. Insurance. Contractor will, at its own expense, maintain commercial general liability insurance coverage of no less than \$1,000,000 for the duration of the term of this Agreement and for any renewals of the term, as mutually agreed upon by the parties, which names the District, its officers, agents, staff, and employees as an additional insured. The Contractor will deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

14. Limitation of Liability. Either party's total liability under this Agreement, regardless of cause or theory of recovery, will not exceed the total amount of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim. Contractor shall not be liable for ADA compliance of any content posted by the District without first being remediated by the Contractor.

15. Indemnification. Contractor agrees to, subject to the limitation of liability described above, indemnify, defend and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries or damage 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. Contractor further agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing. Obligations under this section will include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. Conditions Precedent Prior to Any Litigation. In the event that either party is dissatisfied with the other party and as a condition precedent prior to commencing any litigation, such party shall communicate in writing to the other party with their specific concerns. The parties shall make a good faith effort toward the resolution of any such issues. If the parties are not able to reach a mutually acceptable solution, then either party may request arbitration at their own expense. If such arbitration is requested, it shall be held within sixty (60) days of such request.

17. Remedies in the Event of Default. Subject to the limitation of liability described above, a default by either party under this Agreement will entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. Nothing contained in this Agreement will limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

18. Controlling Law. This Agreement is governed under the laws of the State of Florida with venue in the county the District is located in.

19. Enforcement of Agreement. Only after satisfying the conditions precedent prior to any litigation above, in the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party, with a not to exceed limit of the total amount

of fees paid by the District to the Contractor during the twelve-month period immediately preceding the occurrence or act or omission giving rise to any claim.

20. Public Records. Contractor acknowledges the District is a special purpose unit of local government in the State of Florida, and that all documents of any kind provided to or in possession of Contractor in connection with this Agreement are subject to Florida’s public records laws, pursuant to Chapter 119, Florida Statutes. As required under Section 119.0701, Florida Statutes, Contractor will (a) keep and maintain public records that would ordinarily and necessarily be required by the District in order to perform the Service Provided, b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost of reproduction permitted by law, (c) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, and (d) meet all requirements for retaining public records and transfer, at no cost to the District, all public records in possession of the Contractor upon termination of this Agreement, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Upon receipt by Contractor of any request for copies of public records, Contractor will immediately notify the District of such request. Failure of Contractor to comply with public records laws to the extent required by statute may result in immediate termination of the Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT _____, OR BY EMAIL AT _____, OR BY REGULAR MAIL AT _____.

21. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor will immediately notify the District whereupon this Agreement may be terminated by the District.

22. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement will remain in full force and effect.

23. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

24. Amendment. This Agreement may not be altered, changed or amended, except by an instrument in

writing, signed by both parties hereto.

25. Arm’s Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered will be an original; however, all such counterparts together will constitute, but one and the same instrument.

27. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement controls over provisions in any exhibit.

Innersync Studio, LLC.	Harmony Community Development District
<hr/>	<hr/>
Ted Saul Director of Sales	Print name
Date	Date
	<hr/>

Hi Angel,

Any updates I need to make to the new proposal or do you just need me to resend it? The unlimited pages are noted on the pricing page as well as in the terms.

Answers:

- The one-time onboarding fee covers the build-out of the new site, migrating the content, and ensuring that all items have been scanned for ADA compliance. The ongoing subscriptions cover all remediation services of PDFs and the website itself, hosting fees with Amazon Web Services, and support/training.
- The one-time implementation fee is included in the pricing for the first year.
- The social media manager is a tool on the platform that would allow the district to share directly out to their social media accounts. Most, if not all, districts choose not to use this due to the Sunshine laws and keeping records of all communications.

I'll standby for any changes that need to be applied to a new proposal.

Thanks,
Ted

On Tue, Apr 18, 2023 at 3:58 PM Montagna, Angel <Angel.Montagna@inframark.com> wrote:

Hi Ted –

Can you send me a new proposal and also answer the following questions. Also stating no page count now.

Website mgmt-onboarding v annual fee

is 1st yr annual fee a part of onboarding cost?

what is Social Media Manager (DM)

PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION

Angel Montagna, LCAM | Central Regional Manager

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2005 Pan Am Circle Suite 300 | Tampa, FL 33607

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Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green: Please do not print this e-mail unless you really need to!**