

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

June 16, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

Harmony West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 9, 2022

Board of Supervisors
Harmony West Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Harmony West Community Development District will hold Multiple Public Hearings and a Regular Meeting on June 16, 2022 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-21, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Harmony West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Revised Master Engineer's Report for Capital Improvements (*for informational purposes*)
 - D. Revised Master Special Assessment Methodology Report (*for informational purposes*)
 - E. Consideration of Resolution 2022-22, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
5. Acceptance of Unaudited Financial Statements as of April 30, 2022
6. Approval of May 19, 2022 Regular Meeting Minutes
7. Staff Reports
- A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. Field Operations Manager: *Association Solutions of Central Florida Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 373 Registered Voters in District as of April 15, 2022
 - II. UPCOMING MEETING DATES:

a. July 7, 2022 at 10:30 AM [Special Meeting]

• QUORUM CHECK

ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JOHN C. TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
WILLIAM FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JOHN WIGGINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

b. July 21, 2022 at 10:30 AM [Regular Meeting]

• QUORUM CHECK

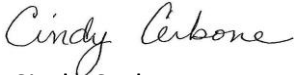
ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JOHN C. TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
WILLIAM FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JOHN WIGGINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

8. Board Members' Comments/Requests

9. Public Comment

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Daniel Rom at (561) 909-7930.

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS & STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT CODE: 528 064 2804

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

3A

Published Daily
ORANGE County, Florida

Sold To:

Harmony West CDD - CU00606047
2300 Glades Rd, Ste 410W
Boca Raton, FL 33431-8556

Bill To:

Harmony West CDD - CU00606047
2300 Glades Rd, Ste 410W
Boca Raton, FL 33431-8556

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on May 20, 2022; May 27, 2022;
Jun 03, 2022; Jun 10, 2022.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Rose Williams

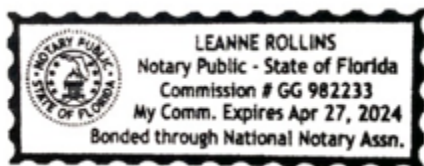
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 11 day of June, 2022,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**HARMONY WEST COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF THE DISTRICT'S
INTENT TO USE THE UNIFORM METHOD OF
COLLECTION OF NON-AD VALOREM SPECIAL
ASSESSMENTS**

Notice is hereby given that the Harmony West Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on June 16, 2022 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway Lane, Kissimmee, Florida 34744.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadway, stormwater management, water and wastewater, hardscape, landscape and irrigation, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

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

District Manager
5/20 5/27 6/03 6/10/2022 7214394

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-21

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harmony West Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Osceola County, Florida, for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Osceola County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of June, 2022.

ATTEST:

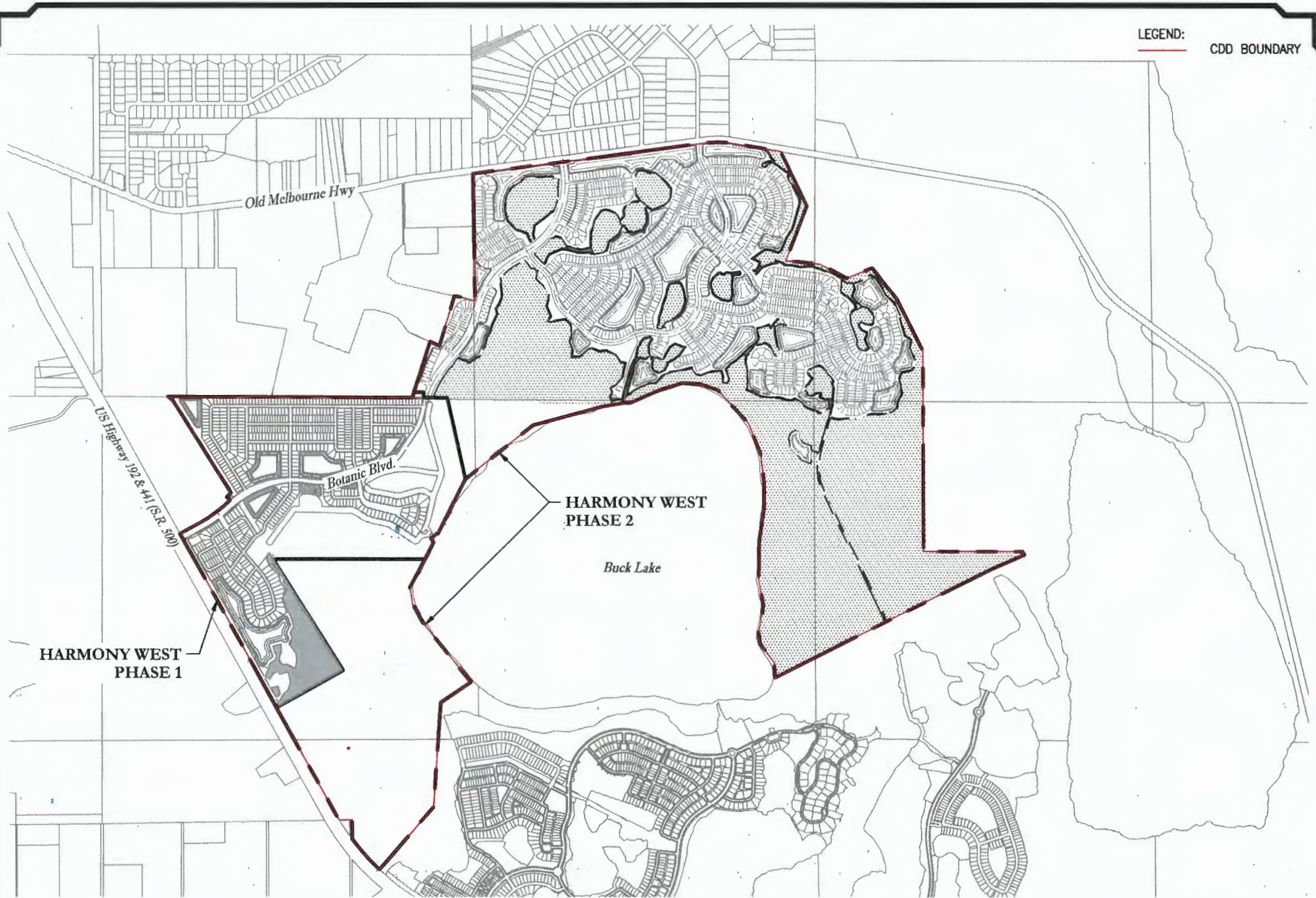
**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

LEGEND:
CDD BOUNDARY



HARMONY WEST
PHASE 1

HARMONY WEST
PHASE 2

Buck Lake

Location Map

Harmony West CDD

April 18, 2022
P & B Job No.: 17-084

2602 E. Livingston St.
Orlando, Florida 32803-407-487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET
Exhibit 2

2/3/2019/18-012 HARMONY WEST CDD/CAZ/181 & FIG/1/026-FRAGE 1 & FIG/027-FRAGE 2 - LOCATION MAP

LEGAL DESCRIPTION CDD PARCEL **SKETCH OF DESCRIPTION**

A portion of Sections 13, 24 and 25, Township 26 South, Range 31 East and a portion of Sections 17, 18, 19 and 20, Township 26 South, Range 32 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest 1/4 of Section 24, Township 26 South, Range 31 East; thence run N89°45'20"W, along the North line of said Section 24, a distance of 1,610.94 feet; thence run S55°19'37"E, a distance of 48.11 feet; thence run S45°17'29"E, a distance of 46.56 feet; thence run S36°02'44"E, a distance of 47.73 feet; thence run S32°10'47"E, a distance of 1,652.30 feet; thence run S43°58'59"W, a distance of 97.14 feet; thence run S46°01'01"E, a distance of 69.61 feet to a point on a Non Tangent curve, concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Southwesterly along the arc of said curve a distance of 572.22 feet (Chord Bearing = S53°08'32"W, Chord = 570.35 feet); thence run S61°10'41"W, a distance of 372.89 feet, to a point on the East Right of Way line of U.S. Highway No. 192 & 441; thence run the following (2) courses along said East Right of Way line: RUN S28°49'40"E, a distance of 4,953.01 feet to a point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 02°28'27"; thence run Southeasterly along the arc of said curve, a distance of 163.53 feet (Chord Bearing = S29°46'57"E, Chord = 163.52 feet) to the North line of Lot 35, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run N89°19'29"E, along said North line and Easterly extension thereof, a distance of 198.87 feet to the East line of a 35' Platted right of way per The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run S00°04'21"E, along said Right of Way line, a distance of 297.74 feet to a point on the East Right of Way line of U.S. Highway No. 192 & 441 and point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 09°46'11"; thence run Southeasterly along the arc of said curve and said East Right of Way line, a distance of 645.71 feet (Chord Bearing = S41°34'47"E, Chord = 644.93 feet); thence run N40°51'29"E, a distance of 1,296.84 feet; thence run N04°08'40"E, a distance of 1,641.35 feet; thence run N56°09'51"E, a distance of 570.57 feet; thence run N39°13'52"W, a distance of 667.67 feet; thence run N38°57'47"W, a distance of 538.81 feet; thence run N27°21'05"W, a distance of 316.06 feet; thence run N09°42'22"W, a distance of 261.13 feet; thence run N28°18'30"E, a distance of 508.18 feet; thence run N26°50'03"E, a distance of 290.56 feet; thence run N30°57'02"W, a distance of 74.79 feet; thence run N48°51'04"E, a distance of 117.06 feet; thence run N81°35'58"E, a distance of 23.74 feet; thence run N26°50'03"E, a distance of 952.92 feet; thence run N51°48'18"E, a distance of 1,353.02 feet; thence run N74°58'16"E, a distance of 1,134.21 feet; thence run N80°15'17"E, a distance of 351.38 feet; thence run S80°34'15"E, a distance of 55.21 feet; thence run N75°03'58"E, a distance of 54.57 feet; thence run N63°32'40"E, a distance of 84.55 feet; thence run N66°40'05"E, a distance of 376.47 feet; thence run N72°26'23"E, a distance of 369.98 feet; thence run S86°54'28"E, a distance of 296.07 feet; thence run S70°48'57"E, a distance of 291.89 feet; thence run S42°39'47"E, a distance of 702.24 feet; thence run S21°34'08"E, a distance of 514.89 feet; thence run S07°05'17"E, a distance of 467.66 feet; thence run S00°47'47"W, a distance of 395.47 feet; thence run S08°30'03"W, a distance of 514.86 feet; thence run S01°17'49"W, a distance of 590.21 feet; thence run S10°04'43"E, a distance of 420.30 feet; thence run S10°31'40"W, a distance of 430.35 feet; thence run S09°13'48"E, a distance of 179.12 feet; thence run S36°26'41"E, a distance of 365.54 feet; thence run S03°08'07"E, a distance of 226.51 feet; thence run N63°28'20"E, a distance of 3,792.18 feet; thence run N66°20'55"E, a distance of 558.81 feet; thence run N26°19'21"W, a distance of 62.37 feet; thence run S90°00'00"W, a distance of 1,544.48 feet; thence run N00°00'00"E, a distance of 3,121.92 feet; thence run N26°19'21"W, a distance of 907.87 feet; thence run N38°50'11"W, a distance of 613.74 feet; thence run S69°29'52"W, a distance of 431.45 feet; thence run N62°42'16"W, a distance of 473.32 feet; thence run N84°21'06"W, a distance of 530.40 feet; thence run N21°33'05"E, a distance of 894.66 feet; thence run N25°28'06"W, a distance of 938.98 feet to a point on the South Right of Way line of State Road 500-A, Old Melbourne Highway; thence, along said South Right of Way line the following three (3) courses: run N80°46'21"W, a distance of 771.89 feet to a point on a non tangent curve, concave to the South, having a Radius of 1,382.69 feet and a Central Angle of 16°39'07"; thence run Westerly along the arc of said curve, a distance of 401.85 feet (Chord Bearing = N89°03'10"W, Chord = 400.44 feet); thence run S82°35'29"W, a distance of 3,686.09 feet; thence run S00°30'30"E, a distance of 809.15 feet; thence run S00°31'45"E, a distance of 1,149.86 feet; thence run N76°59'29"W, a distance of 327.33 feet; thence run S16°51'13"W, a distance of 814.05 feet; thence run N64°49'23"W, a distance of 165.03 feet; thence run S17°43'23"W, a distance of 915.07 feet to a point on said North line of Section 24; thence run N89°45'32"W, along said North line, a distance of 2,205.89 feet to the POINT OF BEGINNING.

LEASE THE FOLLOWING DESCRIBED PARCEL ON SHEET 2

SHEET 1 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
TWP.	26 S., RNC. 31 & 32 E.	SHEET 5	DETAIL
JOB NO.	15-052B		

JOHNSTON'S SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8695
 Tel. (407) 847-2179 Fax (407) 847-5140

R.D.B. 5/09/18
RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

District Boundary Map and Legal Description
Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS THE FOLLOWING DESCRIBED PARCEL:


EXISTING CDD PARCEL

A parcel of land lying in a portion of Sections 13 & 24, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500) and the North line of Section 24, Township 26 South, Range 31 East, thence run S89°45'20"E, along said North line of Section 24, a distance of 998.41 feet to the POINT OF BEGINNING; thence continue S89°45'20"E along said line, a distance of 1,610.94 feet; thence run S89°45'32"E, a distance of 2,205.89 feet; thence run N17°43'23"E, a distance of 89.09 feet; thence run S89°43'51"E, a distance of 147.69 feet; thence run S00°16'23"W, a distance of 85.00 feet; thence run S89°43'36"E, a distance of 373.83 feet; thence run S12°23'18"E, a distance of 1,296.19 feet; thence run S26°50'03"W, a distance of 952.92 feet; thence run S81°35'58"W, a distance of 23.74 feet; thence run S48°52'23"W, a distance of 117.11 feet; thence run S30°59'42"E, a distance of 74.82 feet; thence run S26°50'03"W, a distance of 290.56 feet; thence run N90°00'00"W, a distance of 2,380.11 feet; thence run S31°54'38"E, a distance of 672.14 feet; thence run S32°05'35"E, a distance of 1,378.24 feet; thence run S60°42'18"W, a distance of 1,189.74 feet to a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500); thence run N28°49'40"W, along said East Right of Way line, a distance of 3,107.06 feet; thence run N61°10'41"E, a distance of 372.89 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Northeasterly along the Arc of said curve, a distance of 572.22 feet (Chord Bearing = N53°08'32"E, Chord = 570.35 feet); thence run N46°01'01"W, a distance of 69.61 feet; thence run N43°58'59"E, a distance of 97.14 feet; thence run N32°10'47"W, a distance of 1,652.30 feet; thence run N36°02'44"W, a distance of 47.73 feet; thence run N45°17'29"W, a distance of 46.56 feet; thence run N55°19'37"W, a distance of 48.11 feet to the POINT OF BEGINNING.

Containing 1,006.25 acres, more or less.

SHEET 2 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX		 <p style="font-size: small;">900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140</p>
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION	
F.B.	PAGE	SHEET 3	SKETCH	
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES	
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL	
JOB NO.	15-052B			

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

April 18, 2022
P & B Job No.: 17-084

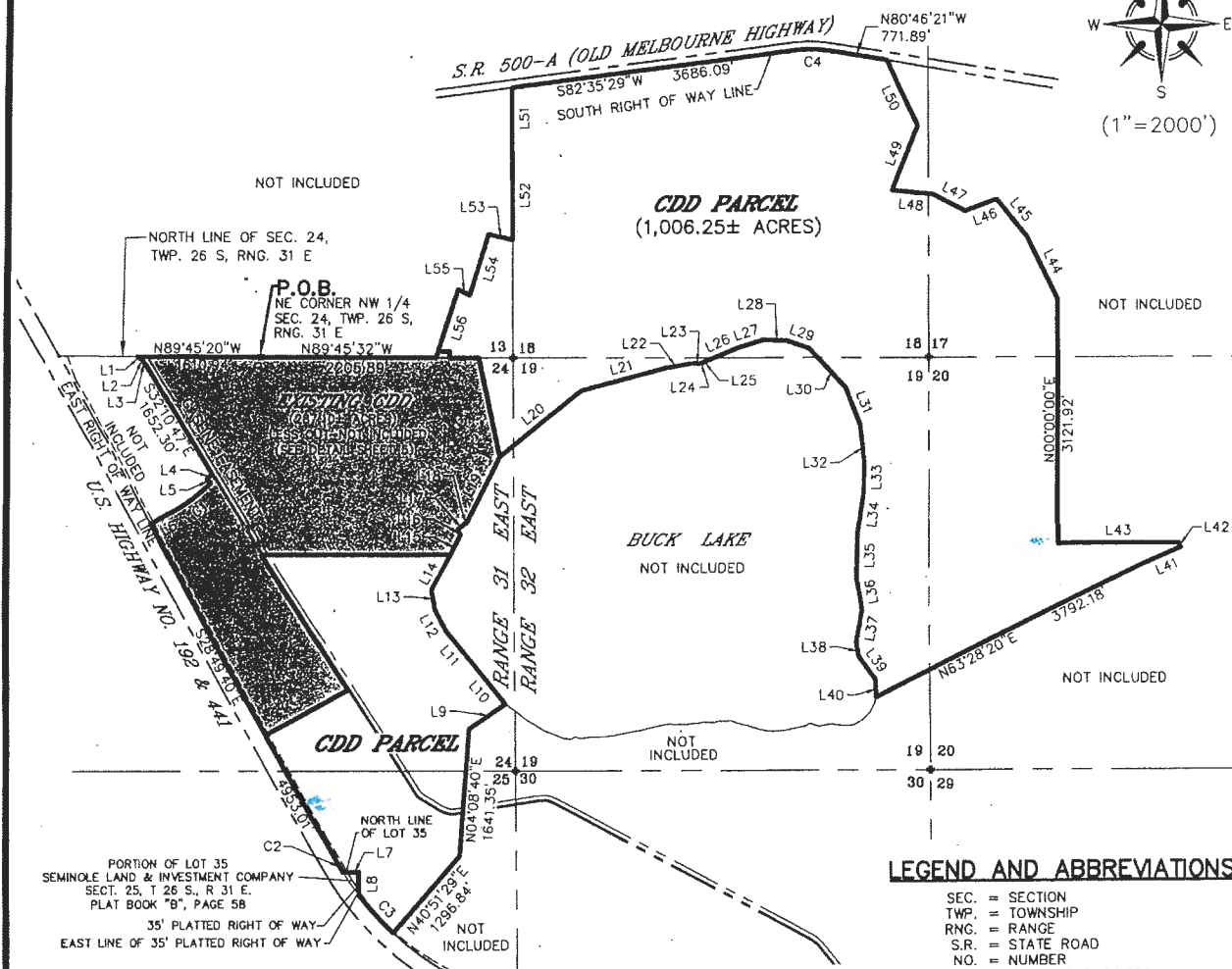
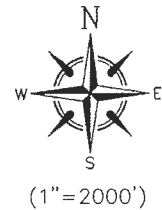
2602 E. Livingston St.
Orlando, Florida 32803-407487.2394

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit 3 - 2

SKETCH OF DESCRIPTION



LEGEND AND ABBREVIATIONS

- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- S.R. = STATE ROAD
- NO. = NUMBER
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- TEL. = TELEPHONE
- F.B. = FIELD BOOK
- P.B. = PLAT BOOK
- ± = PLUS OR MINUS
- & = AND

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2011 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS), REFERENCE BEARING BEING S28°49'40"E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192 & 441 (S.R. 500).

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 3 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
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JOHNSTON'S SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description Harmony West Phase 2 CDD

POULOS & BENNETT

April 18, 2022
P & B Job No.: 17-084

2602 E. Livingston St.
Orlando, Florida 32803-407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit 3 - 3

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S55°19'37"E	48.11'
L2	S45°17'29"E	46.56'
L3	S36°02'44"E	47.73'
L4	S43°58'59"W	97.14'
L5	S46°01'01"E	69.61'
L6	S61°10'41"W	372.89'
L7	N89°19'29"E	198.87'
L8	S00°04'21"E	297.74'
L9	N56°09'51"E	570.57'
L10	N39°13'52"W	667.67'
L11	N38°57'47"W	538.81'
L12	N27°21'05"W	316.06'
L13	N09°42'22"W	261.13'
L14	N28°18'30"E	508.18'
L15	N26°50'03"E	290.56'
L16	N30°57'02"W	74.79'
L17	N48°51'04"E	117.06'
L18	N81°35'58"E	23.74'
L19	N26°50'03"E	952.92'
L20	N51°48'18"E	1353.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N74°58'16"E	1134.21'
L22	N80°15'17"E	351.38'
L23	S80°34'15"E	55.21'
L24	N75°03'58"E	54.57'
L25	N63°32'40"E	84.55'
L26	N66°40'05"E	376.47'
L27	N72°26'23"E	369.98'
L28	S86°54'28"E	296.07'
L29	S70°48'57"E	291.89'
L30	S42°39'47"E	702.24'
L31	S21°34'08"E	514.89'
L32	S07°05'17"E	467.66'
L33	S00°47'47"W	395.47'
L34	S08°30'03"W	514.86'
L35	S01°17'49"W	590.21'
L36	S10°04'43"E	420.30'
L37	S10°31'40"W	430.35'
L38	S09°13'48"E	179.12'
L39	S36°26'41"E	365.54'
L40	S03°08'07"E	226.51'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N66°20'55"E	558.81'
L42	N26°19'21"W	62.37'
L43	N90°00'00"W	1544.48'
L44	N26°19'21"W	907.87'
L45	N38°50'11"W	613.74'
L46	S69°29'52"W	431.45'
L47	N62°42'16"W	473.32'
L48	N84°21'06"W	530.40'
L49	N21°33'05"E	894.66'
L50	N25°28'06"W	938.98'
L51	S00°30'30"E	809.15'
L52	S00°31'45"E	1149.86'
L53	N76°59'29"W	327.33'
L54	S16°51'13"W	814.05'
L55	N64°49'23"W	165.03'
L56	S17°43'23"W	915.07'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHD. LENGTH	CHD. BEARING
C1	572.22	2040.00	016°04'17"	288.00	570.35	S53°08'32"W
C2	163.53	3786.83	002°28'27"	81.78	163.52	S29°46'57"E
C3	645.71	3786.83	009°46'11"	323.64	644.93	S41°34'47"E
C4	401.85	1382.69	016°39'07"	202.35	400.44	N89°03'10"W

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 4 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
TWP.	26 S., RNC 31 & 32 E.	SHEET 5	DETAIL
JOB NO.	15-052B		

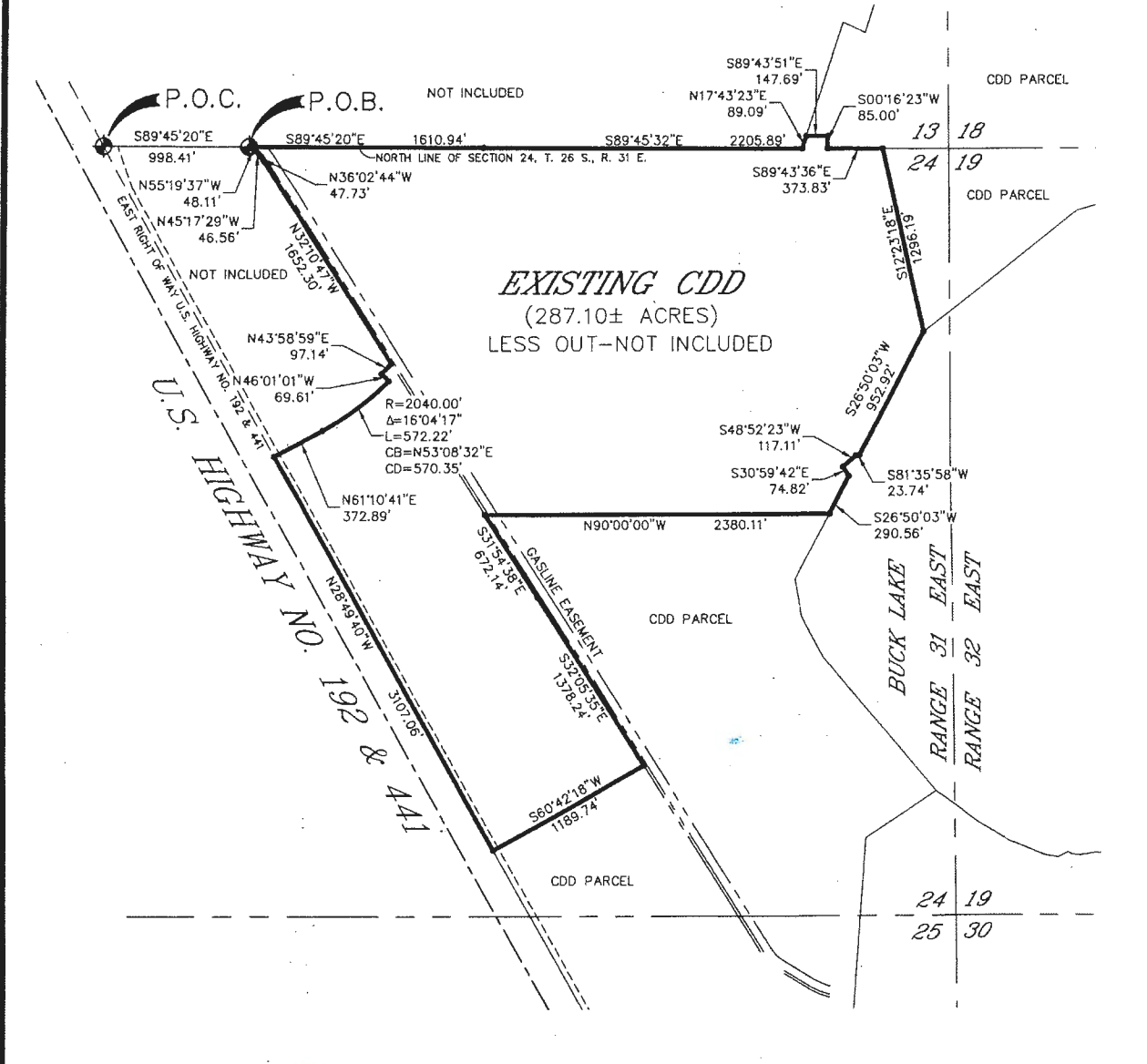
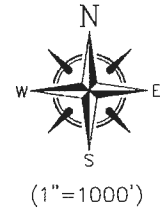
JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS OUT DETAIL



REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC SHEET 5 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
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SURVEYING INC.

900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description
Harmony West Phase 2 CDD

Z:\2018\18-012 HARMONY WEST CDD\CAD\EXH & FIGS\CDD-PHASE 1 & 2\EXHIBIT 3 - BOUNDARY MAP

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4A

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Harmony West CDD
Account Number: CU00606047

To Whom It May Concern:

This is to confirm that the advertisement for Harmony West CDD published in *The Orlando Sentinel* on the following dates.

Publication Date: May 24, 2022

Ad Caption: HWCDD Notice of Debt Assessment Hearing

Section: Main News

Size: Full Page (6 x 21)

Order ID: 7214796

Cost: \$4,163.00

Should you need further information, please feel free to contact me.

Sincerely,



Rose Williams
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
26 day of May, 2022, by Rose Williams,
who is personally known to me.



Notary Public
State of Florida at Large



HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Harmony West Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Harmony West Community Development District.
4. I do hereby certify that on May 17, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Harmony West Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

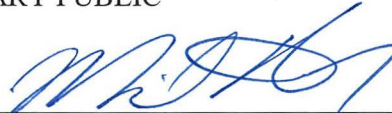
FURTHER AFFIANT SAYETH NOT.



Jonah Reuther

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 18th day of May, 2022, by Jonah Reuther, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did ___ / did not ___ take an oath.

NOTARY PUBLIC



Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Mailed Notice

EXHIBIT A

7020 2450 0002 0734 2024

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Total Postage

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Street and

City, State

HARMONY FLORIDA LAND LLC
1750 W BROADWAY, SUITE 111
OVIEDO, FL 32765

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Return Receipt (hardcopy) \$
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- Certified Mail Restricted Delivery \$
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- Adult Signature Restricted Delivery \$



Postage

\$

Total Postage

Sent To

Street and

City, State

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD, SUITE 790
ARLINGTON, TX 76006

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 0734 2024

Harmony West
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail and Email

May 16, 2022
HARMONY FLORIDA LAND LLC
1750 W BROADWAY, SUITE 111
OVIDO, FL 32765

Parcel #: 24-26-31-0000-0010-0000 and 25-26-31-0000-0010-0000

RE: *Harmony West Community Development District (“District”)*
Notice of Hearings on Debt Assessments – Phase 2

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE:	June 16, 2022
TIME:	10:30 a.m.
LOCATION:	900 Cross Prairie Parkway Kissimmee, Florida 34744

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within Phase 2 of the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, electrical facilities, roadway improvements, storm water management, potable water, sanitary sewer and reclaimed water facilities, parks, landscaping, hardscape, and other infrastructure improvements (together, “**Project**”), for Phase 2 within the District. The Project is described in more detail in the *Revised Master Engineer’s Report for Capital Improvements*, dated April 21, 2022 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting Phase 2 within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within Phase 2, as set forth in the *Revised Master Special Assessment Methodology Report*, dated April 21, 2022 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and

impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

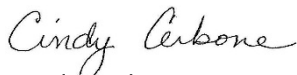
The Debt Assessments constitute a lien against benefitted property located within Phase 2 of the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is a 1,293.35 +/- acre tract currently located in unincorporated Osceola County, Florida. More specifically, the parcel is located in portions of Sections 13 and 24, Township 26 South, Range 31 East and Sections 17, 18, 19 and 20, Township 26 South, Range 32 East lying approximately 2 miles west of U.S. 192 & 441 (S.R. 500) on the south side of Old Melbourne Highway. Generally stated, Phase 2 consists of approximately 1,006.25 acres of land located within the eastern side of the District. All lands within Phase 2 of the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Cindy Cerbone
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Phase 2 Lands)

Harmony West
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W, Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

Via First Class U.S. Mail and Email

May 16, 2022
FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BLVD, SUITE 790
ARLINGTON, TX 76006

**Parcel #: 18-26-32-0000-0022-0000, 17-26-32-0000-0025-0000, 20-26-32-0000-0014-0000,
19-26-32-0000-0014-0000, 13-26-31-0000-0028-0000, 19-26-32-0000-0013-0000 and
24-26-31-0000-0013-0000**

**RE: *Harmony West Community Development District (“District”)
Notice of Hearings on Debt Assessments – Phase 2***

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Sincerely,



Cindy Cerbone
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Phase 2 Lands)

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4C

Harmony West
Community Development District
REVISED MASTER
ENGINEER'S REPORT FOR
CAPITAL IMPROVEMENTS

Prepared For

Harmony West Community Development District

Date

April 21, 2022

POULOS & BENNETT

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 28567

Harmony West

Community Development District

REVISED MASTER ENGINEER'S REPORT FOR CAPITAL
IMPROVEMENTS

Osceola County, Florida

Prepared For:

Harmony West Community Development District

Date:

April 21, 2022



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<i>Section 2</i>	<i>Government Actions</i>
<i>Section 3</i>	<i>Infrastructure Benefit</i>
<i>Section 4</i>	<i>Capital Improvement Plan</i>
<i>Section 5</i>	<i>Description of Capital Improvement Plan</i> 5.1 Roadway Improvements 5.2 Stormwater Management 5.3 100-Year Floodplain 5.4 Potable Water Distribution System 5.5 Reclaimed Water Distribution System 5.6 Wastewater System 5.7 Parks, Landscape and Hardscape 5.8 Undergrounding of Electrical Distribution and Street Lights 5.9 Professional and Inspection Fees
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<i>Section 9</i>	<i>Conclusions and Summary Opinion</i>

Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements

Exhibits

<i>Exhibit 1</i>	<i>Vicinity Map</i>
<i>Exhibit 2</i>	<i>Location Map</i>
<i>Exhibit 3</i>	<i>District Boundary Map and Legal Description</i>
<i>Exhibit 4 – Ph 1</i>	<i>Proposed Public and Private Uses Within the CDD</i>
<i>Exhibit 4 – Ph 2</i>	<i>Proposed Public and Private Uses Within the CDD</i>
<i>Exhibit 5 – Ph 1</i>	<i>Master Plan</i>
<i>Exhibit 5 – Ph 2</i>	<i>Master Plan</i>
<i>Exhibit 6 – Ph 1</i>	<i>Stormwater Drainage Map</i>
<i>Exhibit 6 – Ph 2</i>	<i>Stormwater Drainage Map</i>
<i>Exhibit 7</i>	<i>FEMA 100-Year Floodplain</i>
<i>Exhibit 8</i>	<i>Offsite Utilities Infrastructure</i>
<i>Exhibit 9 – Ph 1</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 9 – Ph 2</i>	<i>Potable Water Distribution System Map</i>
<i>Exhibit 10 – Ph 1</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 10 – Ph 2</i>	<i>Reclaimed Water Distribution System Map</i>
<i>Exhibit 11 – Ph 1</i>	<i>Wastewater System Map</i>
<i>Exhibit 11 – Ph 2</i>	<i>Wastewater System Map</i>
<i>Exhibit 12</i>	<i>Estimate of Probable Capital Improvement Costs</i>

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

Section 1 Introduction

1.1. Background

The Harmony West Community Development District (the "District") Revised Master Engineer's Report for Capital Improvements (the "Report") has been prepared to assist with the financing and construction of the capital improvements contemplated to be constructed, acquired and/or installed within the District or outside of the District (the "Capital Improvement Plan" or "CIP") pursuant to requirements of Osceola County, Florida and the Toho Water Authority (TWA).

This report updates that prior *Engineer's Report for Capital Improvements*, dated May 30, 2018, which addressed the District's Capital Improvement Plan as it existed at the time. In particular, and in May of 2018, the District was comprised of 287.10 +/- acres, and was planned for 638 residential homes. Since then, and pursuant to Ordinance No. 2018-55 of the Board of County Commissioners of Osceola County, Florida, the boundaries of the District were expanded to include a total of 1,293.35 +/- acres, which are now planned for 1,771 homes.

Capital improvements reflected in the Report represent the current Capital Improvement Plan for the District. The majority of the necessary regulatory approvals have not been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained in the future during the normal design and permitting processes. To the best of our knowledge and belief it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost Estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

1.2. Location and General Description

The District is a 1,293.35 +/- acre tract currently located in unincorporated Osceola County, Florida. More specifically, the parcel is located in portions of Sections 13 and 24, Township 26 South, Range 31 East and Sections 17, 18, 19 and 20, Township 26 South, Range 32 East lying approximately 2 miles west of U.S. 192 & 441 (S.R. 500) on the south side of Old Melbourne Highway. Please refer to Vicinity Map Exhibit 1 and Location Map Exhibit 2.

The District is proposed to be developed as a multi-phase project (the "Development"). The Development is part of the overall Harmony project and is zoned as Planned Development which has been amended multiple times through Osceola County, Florida.

At the time of the report, the Phase 1 portion of the Development, consisting of Phases 1A through 1D, and their associated infrastructure, has been completed. Portions of Phase 2, inclusive of phases 2A and 2B, are currently under construction.

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

A more detailed breakdown of the anticipated development program is as follows:

Phase	40' Rear Loaded	40' Front Loaded	50' Rear Loaded	50' Front Loaded	60' Front Loaded	Total
1A	-	67	0	36	31	134
1B	-	60	-	158	-	218
1C-1	-	79	-	40	-	119
1C-2	-	45	-	63	-	108
1D	-	-	-	-	41	41
Ph1 Subtotal	0	251	0	297	72	620
2A	-	72	20	19	13	124
2B	30	24	-	34	13	101
2C	-	66	-	18	-	84
2D	-	22	12	77	-	111
2E	-	40	-	60	26	126
2F	-	81	-	50	12	143
2G	-	32	33	60	6	131
2H	-	69	-	34	-	103
2I	-	88	-	63	20	171
2J	-	16	-	19	22	57
Ph2 Subtotal	30	510	65	434	112	1151
Total	30	761	65	731	184	1771

The above unit breakdown is based upon the most current Master Plan, Exhibit 5, for the Development. While this Master Plan differs from the approved Preliminary Subdivision Plans (PSP) for the Villages at Harmony as previously approved by Osceola County on July 18, 2018, it is substantially in conformance that an amendment to the PSP is not anticipated.

The Community Development District Boundary and Legal Description are included as Exhibit 3.

1.3. District Purpose and Scope

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements that may be financed by the District. The District may finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed (1) with the proceeds of bonds issued by the District and/or (2) by Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Developer").

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

1.4. Description of Land Use

The lands within the District encompass approximately 1,293.35 +/- acres. Based on the current PD Zoning for the property, the development program currently consists of 1,771 single family homes and two (2) supporting recreational amenity site. The approved land uses within the District include the following areas outlined in the table below. Exhibit 4 provides the location of the development uses below.

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

Proposed Development	Approximate Acres		
	Phase 1	Phase 2	Total
Private (Single Family Lots)	95.30	162.88	258.18
Stormwater	38.60	80.03	118.63
Recreational Space	9.20	5.28	14.48
Park Space	24.00	86.48	110.48
Roadways and Alleys	45.60	68.65	114.25
TWA Utility Tracts	0.20	0.51	0.71
Conservation Area & Open Water	74.20	602.42	676.63
Total Acres	287.10	1,006.25	1,293.35

Section 2 Government Actions

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each phase of project design, the individual permits that need to be obtained will need to be evaluated and not all of the permits listed below will necessarily apply to every sub-phase within the District. The property is currently located in unincorporated Osceola County and within the Toho Water Authority utility service area.

Permitting Agencies & Permits Required

1. Osceola County
 - a. Site Development Plan
 - b. Final Plat
2. South Florida Water Management District (SFWMD)
 - a. Environmental Resource Permit
 - b. Water Use Permit (Dewatering)
3. Toho Water Authority
 - a. Final Engineering for Water, Reclaim and Sewer Utilities
4. Florida Department of Environmental Protection (FDEP)
 - a. Water Distribution System
 - b. Sanitary Sewer Collection and Transmission System
 - c. National Pollutant Discharge Elimination System (NPDES)
5. Federal Emergency Management Agency
 - a. Letter of Map Revision
6. Army Corp of Engineers
 - a. Dredge and Fill Permit

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7. State of Florida Department of Transportation
 - a. Driveway Connection Permit
 - b. Utility Permit
8. Florida Fish and Wildlife Conservation Commission (FWC)
9. Florida Gas

Section 3 Infrastructure Benefit

The District will fund, and in certain cases, maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, recreational facilities, and landscape and irrigation improvements within the District boundary. Stated differently, the Capital Improvement Plan constitutes a system of improvements that will provide benefits, both general, and special and peculiar, to all 1,293.35+/- acres within the District. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is undeveloped, with the exception of the prior and current construction activities, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any portion or all of the proposed infrastructure. The Developer and/or other party/parties may construct and fund the infrastructure not funded by the District.

Section 4 Capital Improvement Plan

The District capital improvements will connect and interact with the adjacent offsite roads, potable water, reclaimed water, and sanitary sewer systems. The proposed infrastructure improvements addressed by this Report include elements internal and external to the District. The elements include the master stormwater management and drainage systems, roadway improvements, landscaping, street lighting, pavement markings and signage, as well as potable water main, reclaimed water main and sanitary sewer extensions required to provide utility service to the District. Detailed descriptions of the proposed capital improvements are provided in the following sections and Exhibits 4 through 5 and 8 through 11. Exhibit 12, details the estimate of probable construction costs associated with the District's Capital Improvement Plan.

The Capital Improvement Plan will be constructed and financed in logical segments, as property within the District is developed by the Developer. The District anticipates issuing multiple series of bonds to fund all or a portion of the Capital Improvement Plan.

Section 5 Description of Capital Improvement Plan

5.1 Roadway Improvements

As indicated above but subject to the next sentence, the District will fund all roadway construction internal and external to the District consisting of local roadways and alleys. The Developer will fund the construction of Botanic Boulevard through the Development subject to reimbursement through mobility fee credits with Osceola County. The Developer will pay all costs associated with Botanic Boulevard and related drainage/stormwater improvements for which mobility fee credits are payable pursuant to Osceola County's criteria. The costs for such improvements are not included in Exhibit 12. Exhibit 4 - Public and Private Improvements and Exhibit 5 – Master Plan, provides a graphical representation of the proposed roadway improvements. All local roadways will be open to the public.

5.2 Stormwater Management

As indicated above, the District may fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures will be designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system will be designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6, Stormwater Drainage Map provides a graphical representation of the currently proposed stormwater management system.

5.3 100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0285G dated June 18, 2013, portions of the project site are located within the 100-year Flood Hazard Area (FHA), Zone A – 100-year floodplain with no established base flood elevation. Exhibit 7, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

Please note that a Letter of Map Revision (LOMR) is currently being processed through FEMA. This LOMR will establish the base flood elevation for Buck Lake at 70.3' NAVD 88.

Any development within the mapped floodplain will require a Letter of Map Revision to be issued by FEMA to remove the development from the floodplain. In addition, the placement of fill within the floodplain is regulated by the SFWMD and Osceola County and any filled areas below the floodplain will ***require mitigation in the form of compensating storage.***

5.4 Potable Water Distribution System

The District may fund the construction of the water distribution system within the District and those portions outside the District, though none currently contemplated, as required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by, the TWA once it has been certified complete. The water mains within the District will be sized to provide water to residents and amenity centers of the District and will be required to be designed and constructed based on an approved Master Utility Plan (MUP). Exhibit 8 and 9, Offsite Utilities Infrastructure and Potable Water Distribution System Map, provides a graphical representation of the contemplated water mains to be constructed within the District.

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

5.5 Reclaimed Water Distribution System

The District may fund the construction of the reclaimed water distribution system within the District and those portions outside the District, though none currently contemplated, as required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by, the TWA once it has been certified complete by the District. The reclaimed water mains serving the District will be sized to provide reclaimed water to the lot boundaries and common areas within the District and will be required to be designed and constructed based on an approved MUP. Exhibits 8 and 10, Offsite Utilities Infrastructure and Reclaimed Water Distribution System Map, provide a graphical representation of the existing and proposed offsite reclaimed water system and onsite system contemplated within the District.

5.6 Wastewater System

The District may fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by, the TWA once it has been certified complete by the District. The sewer collection mains, lift stations and force mains serving the District will be sized to provide wastewater service to the residents and amenity centers of the District, and will be required to be designed and constructed based on an approved MUP. Exhibits 8 and 11, Offsite Utilities Infrastructure and Wastewater System Map, provide a graphical representation of the proposed offsite wastewater system and onsite system contemplated within the District.

5.7 Parks, Landscape & Hardscape

The District will fund parks, landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area and park area features, landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain the foregoing improvements.

5.8 Undergrounding of Electrical Distribution and Street Lights

The development will also include underground electric and street lighting. The street lighting system will be constructed in cooperation with Osceola County, Orlando Utility Commission ("OUC") and the Developer. The District will fund as part of the Capital Improvement Plan the cost to trench the underground installation only. Leasing and monthly service charges associated with the upgraded street lighting fixtures along roadways within the District will not be financed through bond proceeds. Orlando Utility Commission and the appropriate community entity will own and maintain the electric and street light infrastructure. The District will lease the street lights through an agreement with OUC and fund the lights with annual operations and maintenance assessments.

5.9 Professional and Inspection Fees

For the design, permitting and construction of the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultant services may include, but are not limited to, civil engineering, geotechnical engineering, planning, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

are included as Soft Costs for the District Capital Improvement Plan.

Section 6 Ownership and Maintenance

Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway Improvements	County	County
Offsite Roadway Improvements	FDOT/County	FDOT/County
Master Stormwater Management System	District	HOA/District
Potable Water Distribution System	Toho Water Authority	Toho Water Authority
Sanitary Sewer System	Toho Water Authority	Toho Water Authority
Reclaimed Water Distribution System	Toho Water Authority	Toho Water Authority
Parks, Landscaping, Irrigation and Signage	District	HOA/District
Amenity Site	District	HOA/District
Street Lighting/Electrical	Orlando Utility Commission	Orlando Utility Commission

1. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the CIP.
2. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the CIP), the District or a third-party.
3. A third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.

Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces

Real property interests – i.e., either fee simple title or perpetual easements – for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other public entity at no cost.

Section 8 Estimate of Probable Capital Improvement Costs

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 12. Costs associated with construction of the improvements described in this Report have been estimated based on the best available information. Other soft costs include portions of the surveying, design and engineering for the described work, regulatory permitting inspection fees and materials testing. In addition, a reasonable project contingency estimate has been included.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in the Concept Plan and construction cost due to market fluctuation.

Section 9 Conclusions and Summary Opinion

The Capital Improvement Plan as described is necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The public

**Harmony West Community Development District
Revised Master Engineer's Report for Capital Improvements**

infrastructure as described in this Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District for the various jurisdictional entities outlined earlier in this report. In addition to the annual non-ad valorem assessments to be levied and collected to pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements. Alternatively, the CDD can also consider contracting with the HOA to have the HOA budget for the maintenance of CDD improvements.

All of the improvements comprising the Capital Improvement Plan are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes. The Capital Improvement Plan, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the Capital Improvement Plan, and that is not used as part of the Capital Improvement Plan, such fill will only be placed on-site at the expense of the developer where the cost of doing so is less expensive than hauling such fill off-site.

The construction costs for the District's Capital Improvement Plan in this report are based on the Master Plan for the District as currently proposed. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this Report. Contractors who have contributed in providing the cost data included in this Report are reputable entities with experience in Central Florida. It is therefore our opinion that the construction of the proposed District Capital Improvement Plan can be completed at the costs as stated.

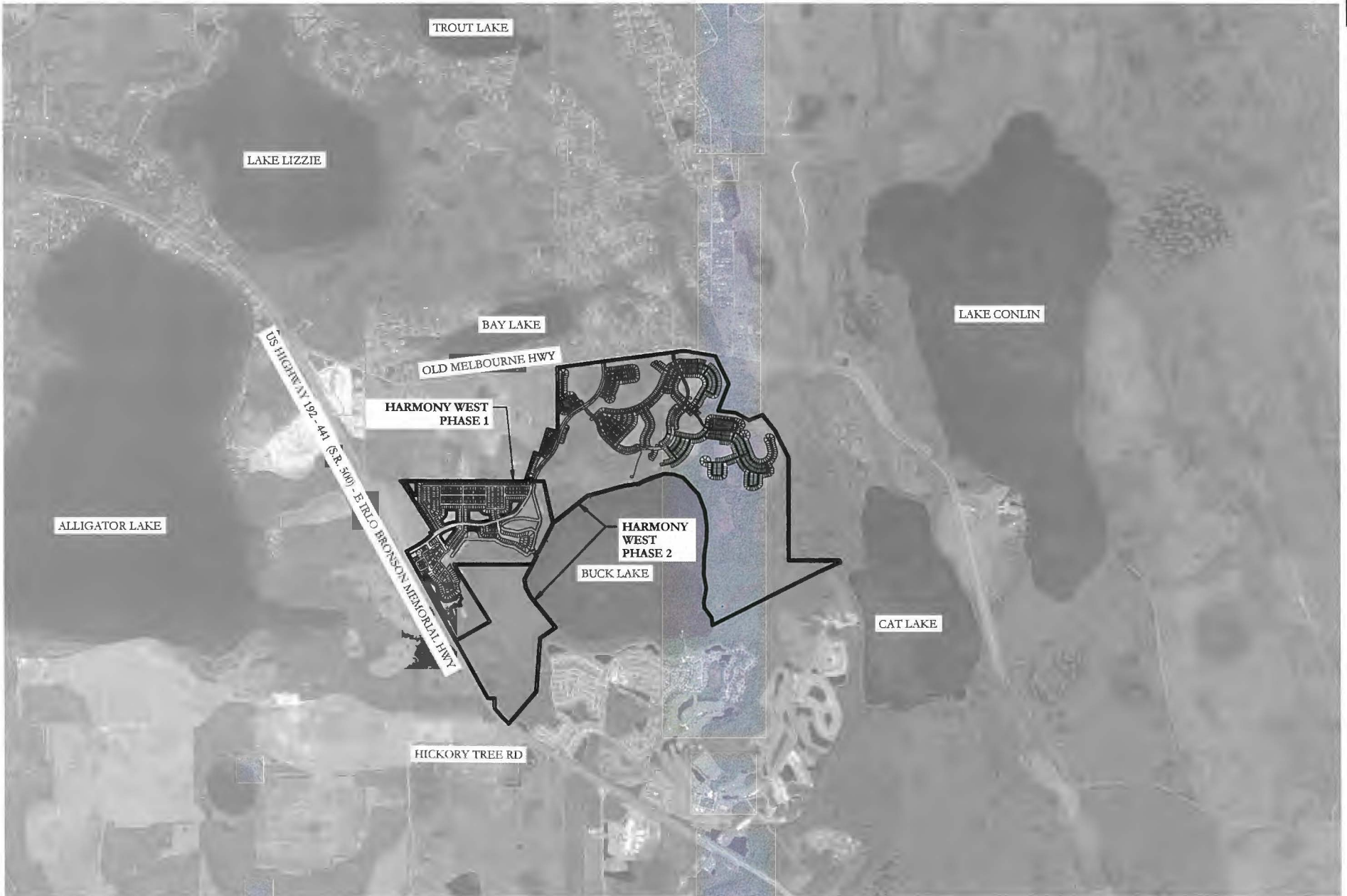
The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

**As District Engineer:
Poulos & Bennett, LLC**



Marc D. Stehli, PE
State of Florida Professional Engineer No. 52781

Exhibits



Vicinity Map

Harmony West CDD

POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

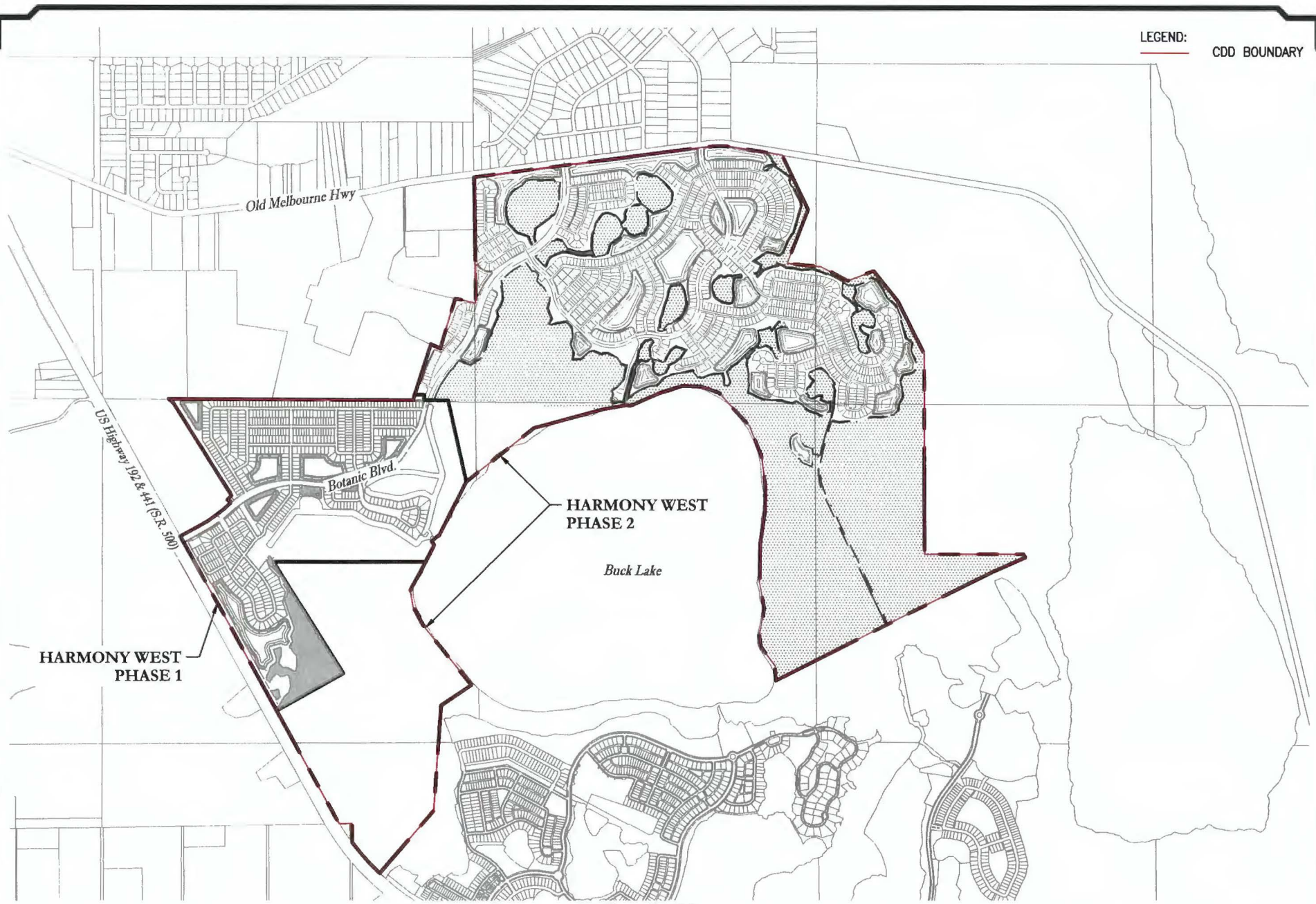


SCALE IN FEET

Exhibit 1

April 18, 2022
P & B Job No.: 17-084

LEGEND:
CDD BOUNDARY



HARMONY WEST
PHASE 1

HARMONY WEST
PHASE 2

Buck Lake

Location Map

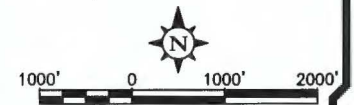
Harmony West CDD

April 18, 2022
P & B Job No.: 17-084

2602 E. Livingston St.
Orlando, Florida 32803-407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567



SCALE IN FEET

Exhibit 2

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION CDD PARCEL

A portion of Sections 13, 24 and 25, Township 26 South, Range 31 East and a portion of Sections 17, 18, 19 and 20, Township 26 South, Range 32 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest 1/4 of Section 24, Township 26 South, Range 31 East; thence run N89°45'20"W, along the North line of said Section 24, a distance of 1,610.94 feet; thence run S55°19'37"E, a distance of 48.11 feet; thence run S45°17'29"E, a distance of 46.56 feet; thence run S36°02'44"E, a distance of 47.73 feet; thence run S32°10'47"E, a distance of 1,652.30 feet; thence run S43°58'59"W, a distance of 97.14 feet; thence run S46°01'01"E, a distance of 69.61 feet to a point on a Non Tangent curve, concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Southwesterly along the arc of said curve a distance of 572.22 feet (Chord Bearing = S53°08'32"W, Chord = 570.35 feet); thence run S61°10'41"W, a distance of 372.89 feet, to a point on the East Right of Way line of U.S. Highway No. 192 & 441; thence run the following (2) courses along said East Right of Way line: RUN S28°49'40"E, a distance of 4,953.01 feet to a point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 02°28'27"; thence run Southeasterly along the arc of said curve, a distance of 163.53 feet (Chord Bearing = S29°46'57"E, Chord = 163.52 feet) to the North line of Lat 35, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run N89°19'29"E, along said North line and Easterly extension thereof, a distance of 198.87 feet to the East line of a 35' Platted right of way per The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run S00°04'21"E, along said Right of Way line, a distance of 297.74 feet to a point on the East Right of Way line of U.S. Highway No. 192 & 441 and point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 09°46'11"; thence run Southeasterly along the arc of said curve and said East Right of Way line, a distance of 645.71 feet (Chord Bearing = S41°34'47"E, Chord = 644.93 feet); thence run N40°51'29"E, a distance of 1,296.84 feet; thence run N04°08'40"E, a distance of 1,641.35 feet; thence run N56°09'51"E, a distance of 570.57 feet; thence run N39°13'52"W, a distance of 667.67 feet; thence run N38°57'47"W, a distance of 538.81 feet; thence run N27°21'05"W, a distance of 316.06 feet; thence run N09°42'22"W, a distance of 261.13 feet; thence run N28°18'30"E, a distance of 508.18 feet; thence run N26°50'03"E, a distance of 290.56 feet; thence run N30°57'02"W, a distance of 74.79 feet; thence run N48°51'04"E, a distance of 117.06 feet; thence run N81°35'58"E, a distance of 23.74 feet; thence run N26°50'03"E, a distance of 952.92 feet; thence run N51°48'18"E, a distance of 1,353.02 feet; thence run N74°58'16"E, a distance of 1,134.21 feet; thence run N80°15'17"E, a distance of 351.38 feet; thence run S80°34'15"E, a distance of 55.21 feet; thence run N75°03'58"E, a distance of 54.57 feet; thence run N63°32'40"E, a distance of 84.55 feet; thence run N66°40'05"E, a distance of 376.47 feet; thence run N72°26'23"E, a distance of 369.98 feet; thence run S86°54'28"E, a distance of 296.07 feet; thence run S70°48'57"E, a distance of 291.89 feet; thence run S42°39'47"E, a distance of 702.24 feet; thence run S21°34'08"E, a distance of 514.89 feet; thence run S07°05'17"E, a distance of 467.66 feet; thence run S00°47'47"W, a distance of 395.47 feet; thence run S08°30'03"W, a distance of 514.86 feet; thence run S01°17'49"W, a distance of 590.21 feet; thence run S10°04'43"E, a distance of 420.30 feet; thence run S10°31'40"W, a distance of 430.35 feet; thence run S09°13'48"E, a distance of 179.12 feet; thence run S36°26'41"E, a distance of 365.54 feet; thence run S03°08'07"E, a distance of 226.51 feet; thence run N63°28'20"E, a distance of 3,792.18 feet; thence run N66°20'55"E, a distance of 558.81 feet; thence run N26°19'21"W, a distance of 62.37 feet; thence run S90°00'00"W, a distance of 1,544.48 feet; thence run N00°00'00"E, a distance of 3,121.92 feet; thence run N26°19'21"W, a distance of 907.87 feet; thence run N38°50'11"W, a distance of 613.74 feet; thence run S69°29'52"W, a distance of 431.45 feet; thence run N62°42'16"W, a distance of 473.32 feet; thence run N84°21'06"W, a distance of 530.40 feet; thence run N21°33'05"E, a distance of 894.66 feet; thence run N25°28'06"W, a distance of 938.98 feet to a point on the South Right of Way line of State Road 500-A, Old Melbourne Highway; thence, along said South Right of Way line the following three (3) courses: run N80°46'21"W, a distance of 771.89 feet to a point on a non tangent curve, concave to the South, having a Radius of 1,382.69 feet and a Central Angle of 16°39'07"; thence run Westerly along the arc of said curve, a distance of 401.85 feet (Chord Bearing = N89°03'10"W, Chord = 400.44 feet); thence run S82°35'29"W, a distance of 3,686.09 feet; thence run S00°30'30"E, a distance of 809.15 feet; thence run S00°31'45"E, a distance of 1,149.86 feet; thence run N76°59'29"W, a distance of 327.33 feet; thence run S16°51'13"W, a distance of 814.05 feet; thence run N64°49'23"W, a distance of 165.03 feet; thence run S17°43'23"W, a distance of 915.07 feet to a point on said North line of Section 24; thence run N89°45'32"W, along said North line, a distance of 2,205.89 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL ON SHEET 2

SHEET 1 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX		<div style="text-align: center;"> <h2 style="margin: 0;">JOHNSTON'S</h2> <h3 style="margin: 0;">SURVEYING INC.</h3> <p style="font-size: small; margin: 0;">900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140</p> </div> <div style="text-align: right; margin-top: 20px;"> <p style="margin: 0;">RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p style="font-size: x-small; margin: 0;">NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</p> </div>
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION	
F.B.	PAGE	SHEET 3	SKETCH	
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES	
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL	
JOB NO.	15-052B			

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS THE FOLLOWING DESCRIBED PARCEL:


EXISTING CDD PARCEL

A parcel of land lying in a portion of Sections 13 & 24, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500) and the North line of Section 24, Township 26 South, Range 31 East, thence run S89°45'20"E, along said North line of Section 24, a distance of 998.41 feet to the POINT OF BEGINNING; thence continue S89°45'20"E along said line, a distance of 1,610.94 feet; thence run S89°45'32"E, a distance of 2,205.89 feet; thence run N17°43'23"E, a distance of 89.09 feet; thence run S89°43'51"E, a distance of 147.69 feet; thence run S00°16'23"W, a distance of 85.00 feet; thence run S89°43'36"E, a distance of 373.83 feet; thence run S12°23'18"E, a distance of 1,296.19 feet; thence run S26°50'03"W, a distance of 952.92 feet; thence run S81°35'58"W, a distance of 23.74 feet; thence run S48°52'23"W, a distance of 117.11 feet; thence run S30°59'42"E, a distance of 74.82 feet; thence run S26°50'03"W, a distance of 290.56 feet; thence run N90°00'00"W, a distance of 2,380.11 feet; thence run S31°54'38"E, a distance of 672.14 feet; thence run S32°05'35"E, a distance of 1,378.24 feet; thence run S60°42'18"W, a distance of 1,189.74 feet to a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500); thence run N28°49'40"W, along said East Right of Way line, a distance of 3,107.06 feet; thence run N61°10'41"E, a distance of 372.89 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Northeasterly along the Arc of said curve, a distance of 572.22 feet (Chord Bearing = N53°08'32"E, Chord = 570.35 feet); thence run N46°01'01"W, a distance of 69.61 feet; thence run N43°58'59"E, a distance of 97.14 feet; thence run N32°10'47"W, a distance of 1,652.30 feet; thence run N36°02'44"W, a distance of 47.73 feet; thence run N45°17'29"W, a distance of 46.56 feet; thence run N55°19'37"W, a distance of 48.11 feet to the POINT OF BEGINNING.

Containing 1,006.25 acres, more or less.

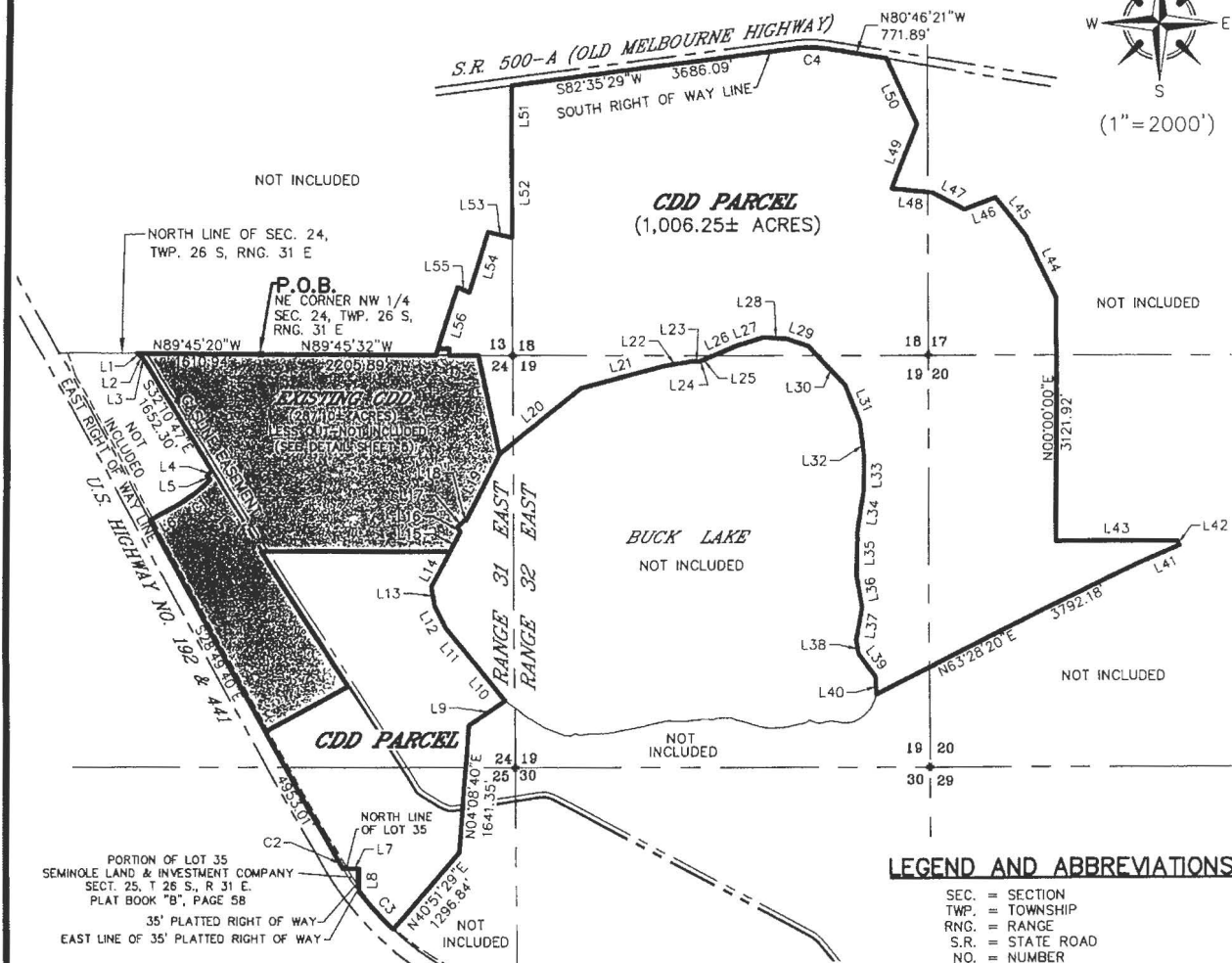
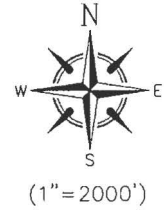
SHEET 2 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX		 <p style="font-size: small;">900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140</p>
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION	
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TWP.	26 S., RNC. 31 & 32 E.	SHEET 5	DETAIL	
JOB NO.	15-052B			

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION



NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2011 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS), REFERENCE BEARING BEING S28°49'40"E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192 & 441 (S.R. 500).
 THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 3 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL
JOB NO.	15-052B		

JOHNSTON'S
 SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8695
 Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S55°19'37"E	48.11'
L2	S45°17'29"E	46.56'
L3	S36°02'44"E	47.73'
L4	S43°58'59"W	97.14'
L5	S46°01'01"E	69.61'
L6	S61°10'41"W	372.89'
L7	N89°19'29"E	198.87'
L8	S00°04'21"E	297.74'
L9	N56°09'51"E	570.57'
L10	N39°13'52"W	667.67'
L11	N38°57'47"W	538.81'
L12	N27°21'05"W	316.06'
L13	N09°42'22"W	261.13'
L14	N28°18'30"E	508.18'
L15	N26°50'03"E	290.56'
L16	N30°57'02"W	74.79'
L17	N48°51'04"E	117.06'
L18	N81°35'58"E	23.74'
L19	N26°50'03"E	952.92'
L20	N51°48'18"E	1353.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N74°58'16"E	1134.21'
L22	N80°15'17"E	351.38'
L23	S80°34'15"E	55.21'
L24	N75°03'58"E	54.57'
L25	N63°32'40"E	84.55'
L26	N66°40'05"E	376.47'
L27	N72°26'23"E	369.98'
L28	S86°54'28"E	296.07'
L29	S70°48'57"E	291.89'
L30	S42°39'47"E	702.24'
L31	S21°34'08"E	514.89'
L32	S07°05'17"E	467.66'
L33	S00°47'47"W	395.47'
L34	S08°30'03"W	514.86'
L35	S01°17'49"W	590.21'
L36	S10°04'43"E	420.30'
L37	S10°31'40"W	430.35'
L38	S09°13'48"E	179.12'
L39	S36°26'41"E	365.54'
L40	S03°08'07"E	226.51'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N66°20'55"E	558.81'
L42	N26°19'21"W	62.37'
L43	N90°00'00"W	1544.48'
L44	N26°19'21"W	907.87'
L45	N38°50'11"W	613.74'
L46	S69°29'52"W	431.45'
L47	N62°42'16"W	473.32'
L48	N84°21'06"W	530.40'
L49	N21°33'05"E	894.66'
L50	N25°28'06"W	938.98'
L51	S00°30'30"E	809.15'
L52	S00°31'45"E	1149.86'
L53	N76°59'29"W	327.33'
L54	S16°51'13"W	814.05'
L55	N64°49'23"W	165.03'
L56	S17°43'23"W	915.07'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHD. LENGTH	CHD. BEARING
C1	572.22	2040.00	016°04'17"	288.00	570.35	S53°08'32"W
C2	163.53	3786.83	002°28'27"	81.78	163.52	S29°46'57"E
C3	645.71	3786.83	009°46'11"	323.64	644.93	S41°34'47"E
C4	401.85	1382.69	016°39'07"	202.35	400.44	N89°03'10"W

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 4 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL
JOB NO.	15-052B		

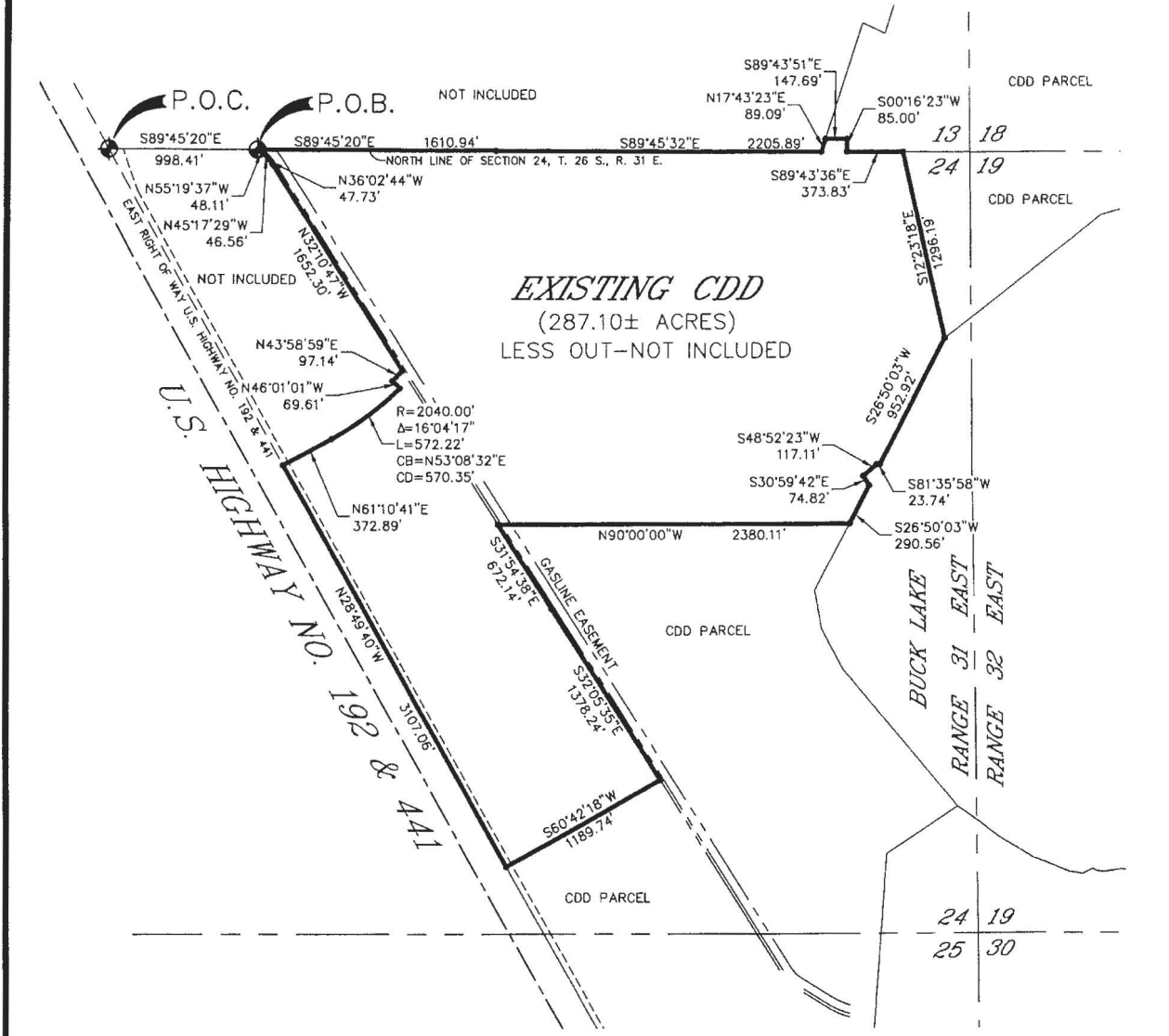
JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS OUT DETAIL



REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 5 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
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District Boundary Map and Legal Description Harmony West Phase 2 CDD

POULOS & BENNETT

SKETCH OF DESCRIPTION

SEE SHEET 2 OF 2 FOR SKETCH

LEGAL DESCRIPTION CDD PARCEL

A parcel of land lying in a portion of Sections 13 & 24, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500) and the North line of Section 24, Township 26 South, Range 31 East, thence run S89°45'20"E, along said North line of Section 24, a distance of 998.41 feet to the POINT OF BEGINNING; thence continue S89°45'20"E along said line, a distance of 1,610.94 feet; thence run S89°45'32"E, a distance of 2,205.89 feet; thence run N17°43'23"E, a distance of 89.09 feet; thence run S89°43'51"E, a distance of 147.69 feet; thence run S00°16'23"W, a distance of 85.00 feet; thence run S89°43'36"E, a distance of 373.83 feet; thence run S12°23'18"E, a distance of 1,296.19 feet; thence run S26°50'03"W, a distance of 952.92 feet; thence run S81°35'58"W, a distance of 23.74 feet; thence run S48°52'23"W, a distance of 117.11 feet; thence run S30°59'42"E, a distance of 74.82 feet; thence run S26°50'03"W, a distance of 290.56 feet; thence run N90°00'00"W, a distance of 2,380.11 feet; thence run S31°54'38"E, a distance of 672.14 feet; thence run S32°05'35"E, a distance of 1,378.24 feet; thence run S60°42'18"W, a distance of 1,189.74 feet to a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500); thence run N28°49'40"W, along said East Right of Way line, a distance of 3,107.06 feet; thence run N61°10'41"E, a distance of 372.89 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Northeasterly along the Arc of said curve, a distance of 572.22 feet (Chord Bearing = N53°08'32"E, Chord = 570.35 feet); thence run N46°01'01"W, a distance of 69.61 feet; thence run N43°58'59"E, a distance of 97.14 feet; thence run N32°10'47"W, a distance of 1,652.30 feet; thence run N36°02'44"W, a distance of 47.73 feet; thence run N45°17'29"W, a distance of 46.56 feet; thence run N55°19'37"W, a distance of 48.11 feet to the POINT OF BEGINNING.

Containing 287.10 acres, more or less.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2011 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS), REFERENCE BEARING BEING N28°49'40"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192 & 441 (S.R. 500).

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: ANNA, TRAMMEL WEBB

SHEET 1 OF 2

DATE	8/03/16	REVISIONS
SCALE	1" = 1000'	PERIMETER 8/16/16
F.B.	PAGE	LEGAL 1/03/17
SECTION	24	
TWP.	26 S., RNG. 31 E.	
JOB NO.	15-052-CDD-SL	

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900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

RICHARD D. BROWN, P.S.M. #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

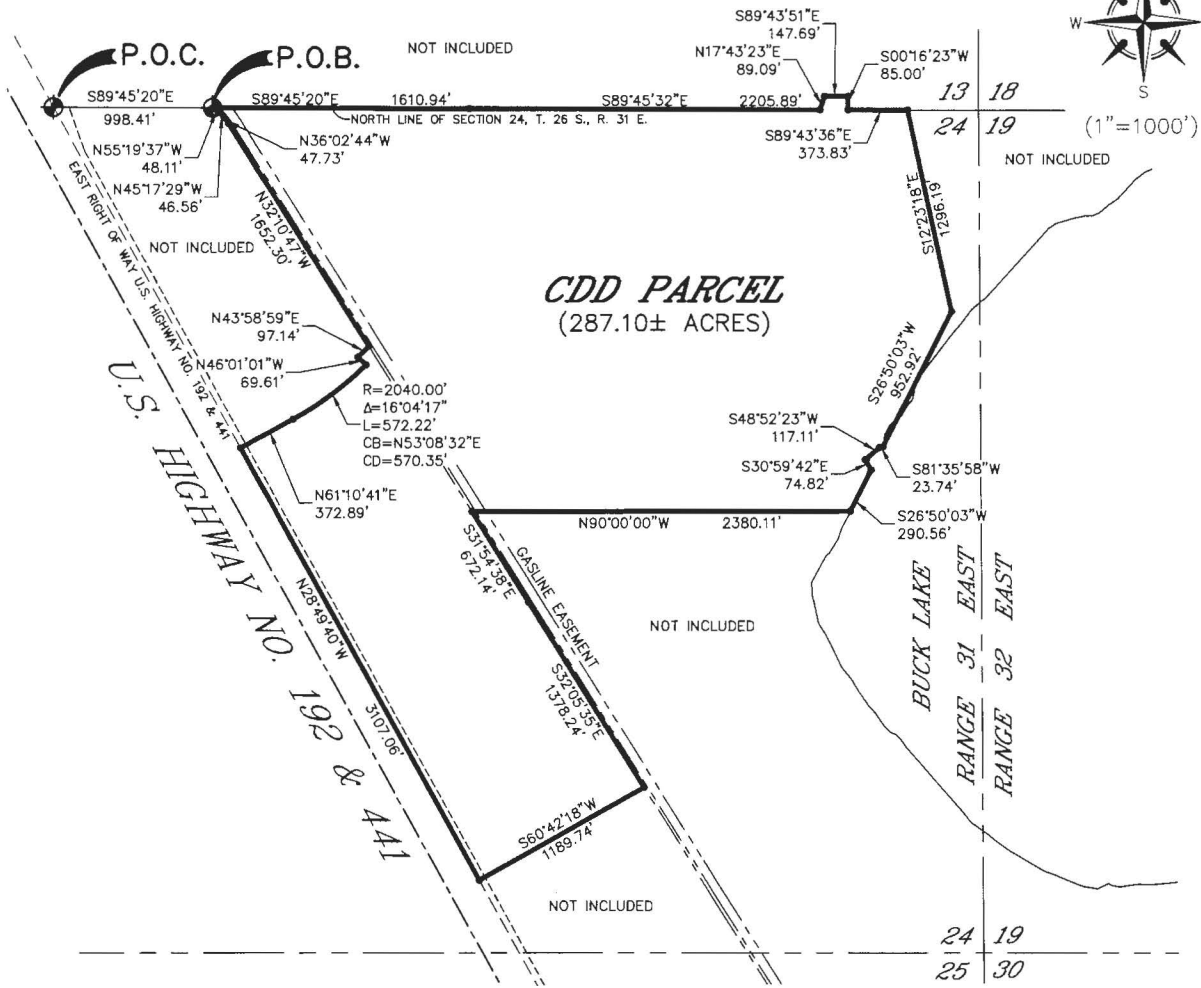
District Boundary Map and Legal Description

Harmony West Phase 1 CDD

POULOS & BENNETT

SKETCH OF DESCRIPTION

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS

- T. = TOWNSHIP
- R. = RANGE
- NO. = NUMBER
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- TEL. = TELEPHONE
- F.B. = FIELD BOOK
- P.B. = PLAT BOOK
- ± = PLUS OR MINUS
- & = AND

REQUESTED BY: ANNA, TRAMMEL WEBB

SHEET 2 OF 2

DATE	8/03/16	REVISIONS
SCALE	1" = 1000'	PERIMETER 8/16/16
F.B.	PAGE	LEGAL 1/03/17
SECTION	24	
TWP.	26 S., RNG. 31 E.	
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District Boundary Map and Legal Description Harmony West Phase 1 CDD









POULOS & BENNETT



HARMONY WEST PHASE 2

Buck Lake

US HIGHWAY 192 & 441 (S.R. 500)

- LEGEND:**
-  CDD BOUNDARY (287.10 Ac.)
 -  PRIVATE (95.32 Ac.)
 -  CDD OPEN SPACE (74.21 Ac.)
 -  CONSERVATION AREA & OPEN WATER (299.64 Ac.)
 -  RECREATIONAL AREA (9.23 Ac.)
 -  CDD STORMWATER TRACTS (38.59 Ac.)
 -  COUNTY ROADS & UTILITIES (45.61 Ac.)
 -  TOHO WATER AUTHORITY UTILITY (0.19 Ac.)

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS APPROVED BY COUNTY.

Proposed Public and Private Uses Within CDD

Harmony West Phase 1 CDD

February 21, 2018
P & B Job No.: 18-012

2602 E. Livingston St.
Orlando, Florida 32803-407, 487, 2594









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Certificate of Authorization No. 28567

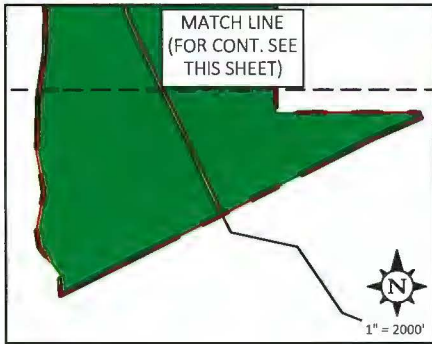
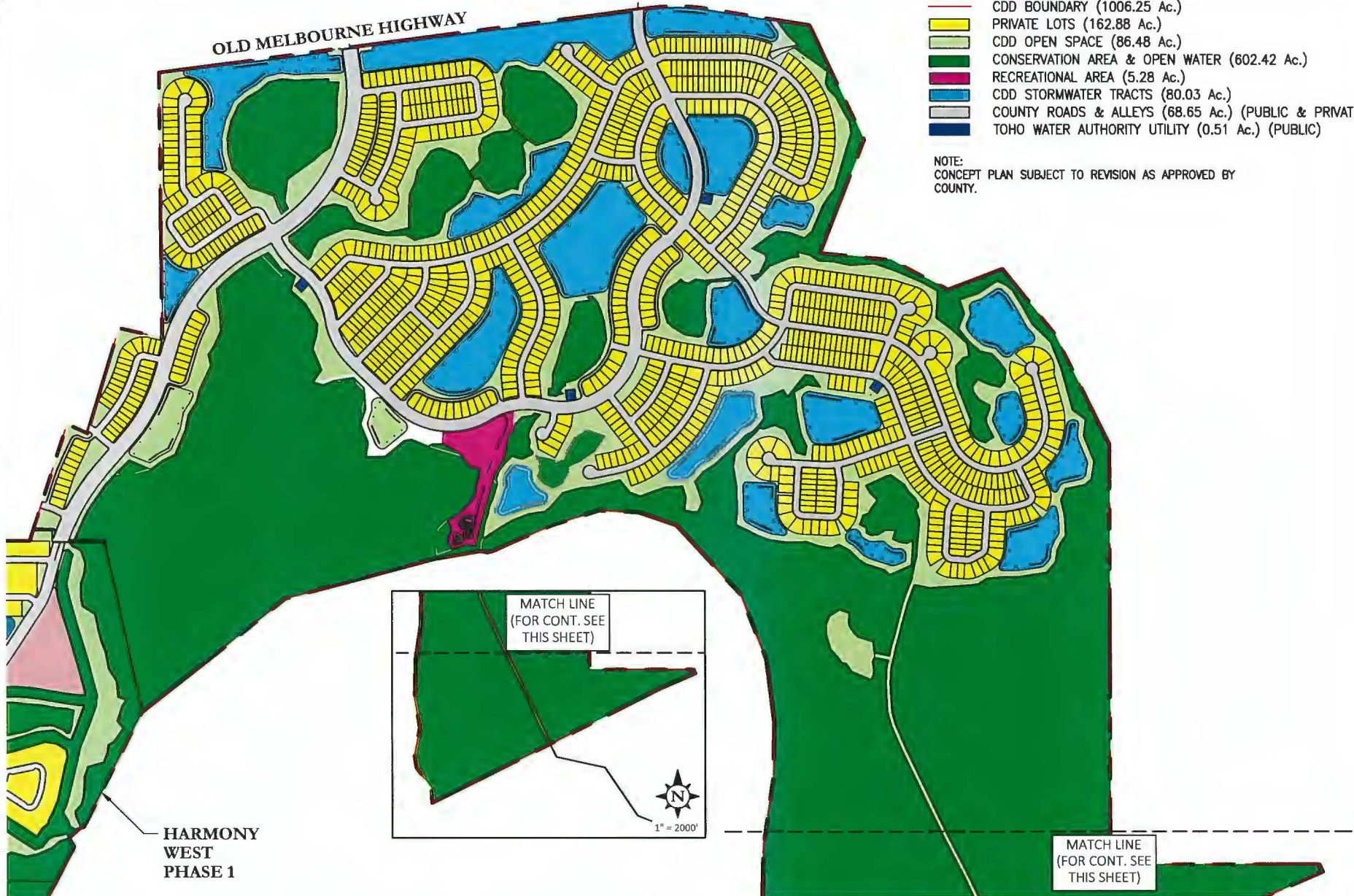


OLD MELBOURNE HIGHWAY

LEGEND:

-  CDD BOUNDARY (1006.25 Ac.)
-  PRIVATE LOTS (162.88 Ac.)
-  CDD OPEN SPACE (86.48 Ac.)
-  CONSERVATION AREA & OPEN WATER (602.42 Ac.)
-  RECREATIONAL AREA (5.28 Ac.)
-  CDD STORMWATER TRACTS (80.03 Ac.)
-  COUNTY ROADS & ALLEYS (68.65 Ac.) (PUBLIC & PRIVATE)
-  TOHO WATER AUTHORITY UTILITY (0.51 Ac.) (PUBLIC)

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS APPROVED BY COUNTY.

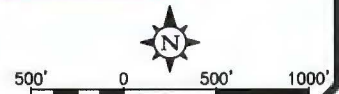


HARMONY WEST PHASE 1

Proposed Public and Private Uses Within CDD

Harmony West Phase 2 CDD

MATCH LINE (FOR CONT. SEE THIS SHEET)



SCALE IN FEET
Exhibit 4 - Phase 2






HARMONY WEST PHASE 2

Buck Lake

US HIGHWAY 192 & 44 (S.R. 500)

PLACE TYPES

SINGLE FAMILY RESIDENTIAL

-  40' LOTS
-  50' LOTS
-  60' LOTS

OPEN SPACE DISTRICT

-  CONSERVATION AREA
-  RECREATIONAL AREA
-  STORMWATER AREA
-  OPEN SPACE
-  LIFT STATION TRACTS
-  FRAMEWORK ROADS
-  CDD BOUNDARY

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS APPROVED BY COUNTY.

Concept Plan

Harmony West Phase 1 CDD



SCALE IN FEET
Exhibit 5 - Phase 1

April 18, 2018
P & B Job No.: 17-084

2602 E. Livingston St.
Olando, Florida 32803-407, 487, 2594

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OLD MELBOURNE HIGHWAY

PLACE TYPES

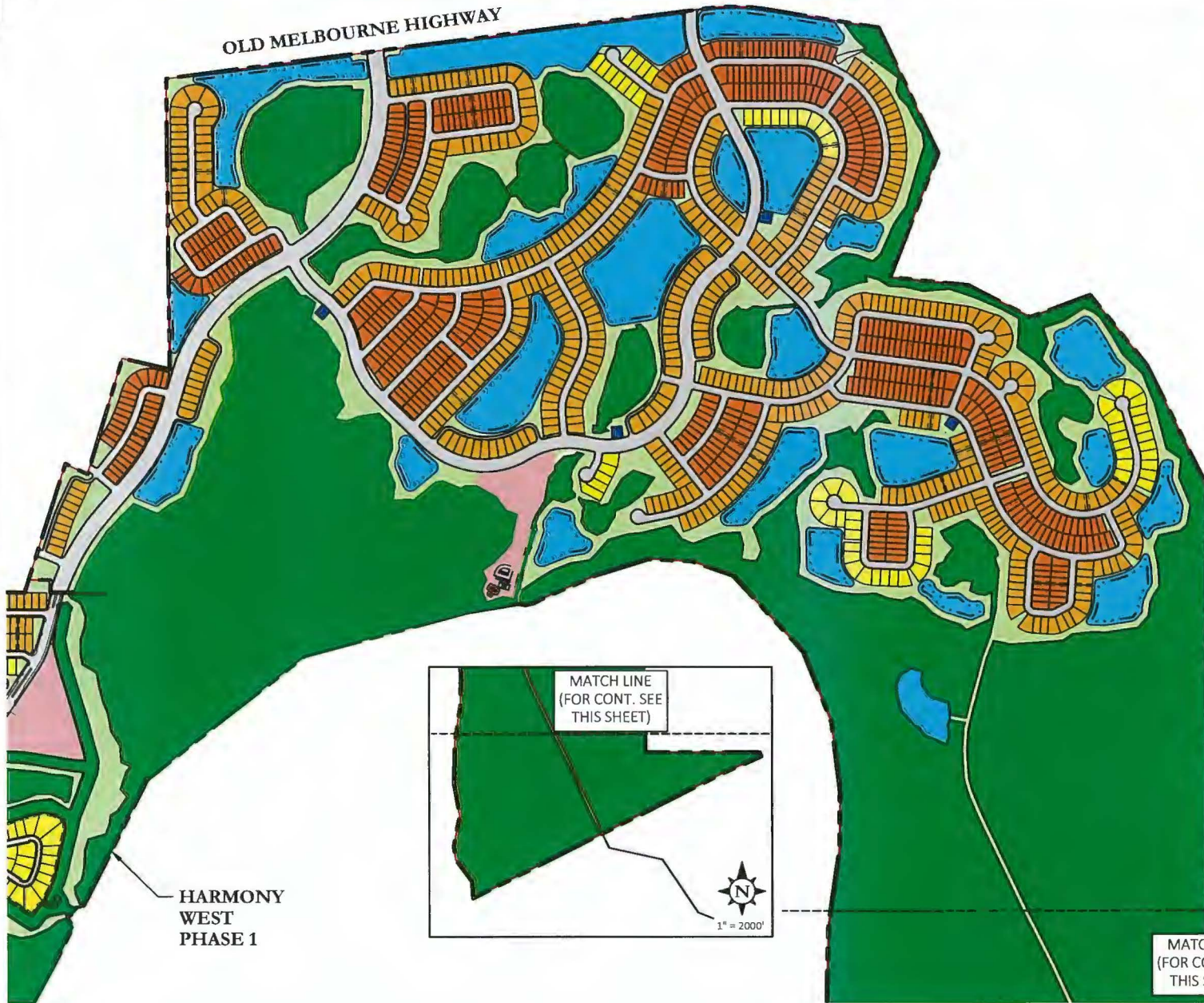
SINGLE FAMILY RESIDENTIAL

-  40' LOTS
-  50' LOTS
-  60' LOTS

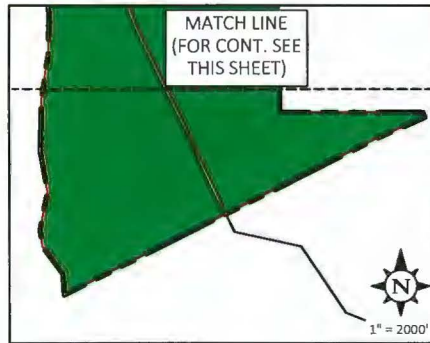
OPEN SPACE DISTRICT

-  CONSERVATION AREA
-  RECREATIONAL AREA
-  STORMWATER AREA
-  OPEN SPACE
-  LIFT STATION TRACTS
-  FRAMEWORK ROADS
-  CDD BOUNDARY

NOTE:
CONCEPT PLAN SUBJECT TO REVISION AS
APPROVED BY COUNTY.



HARMONY WEST PHASE 1



MATCH LINE (FOR CONT. SEE THIS SHEET)

Master Plan

Harmony West Phase 2 CDD

April 18, 2022
P & H Job No.: 17-084

2602 E. Livingston St.
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Stormwater Drainage Map

Harmony West Phase 1 CDD

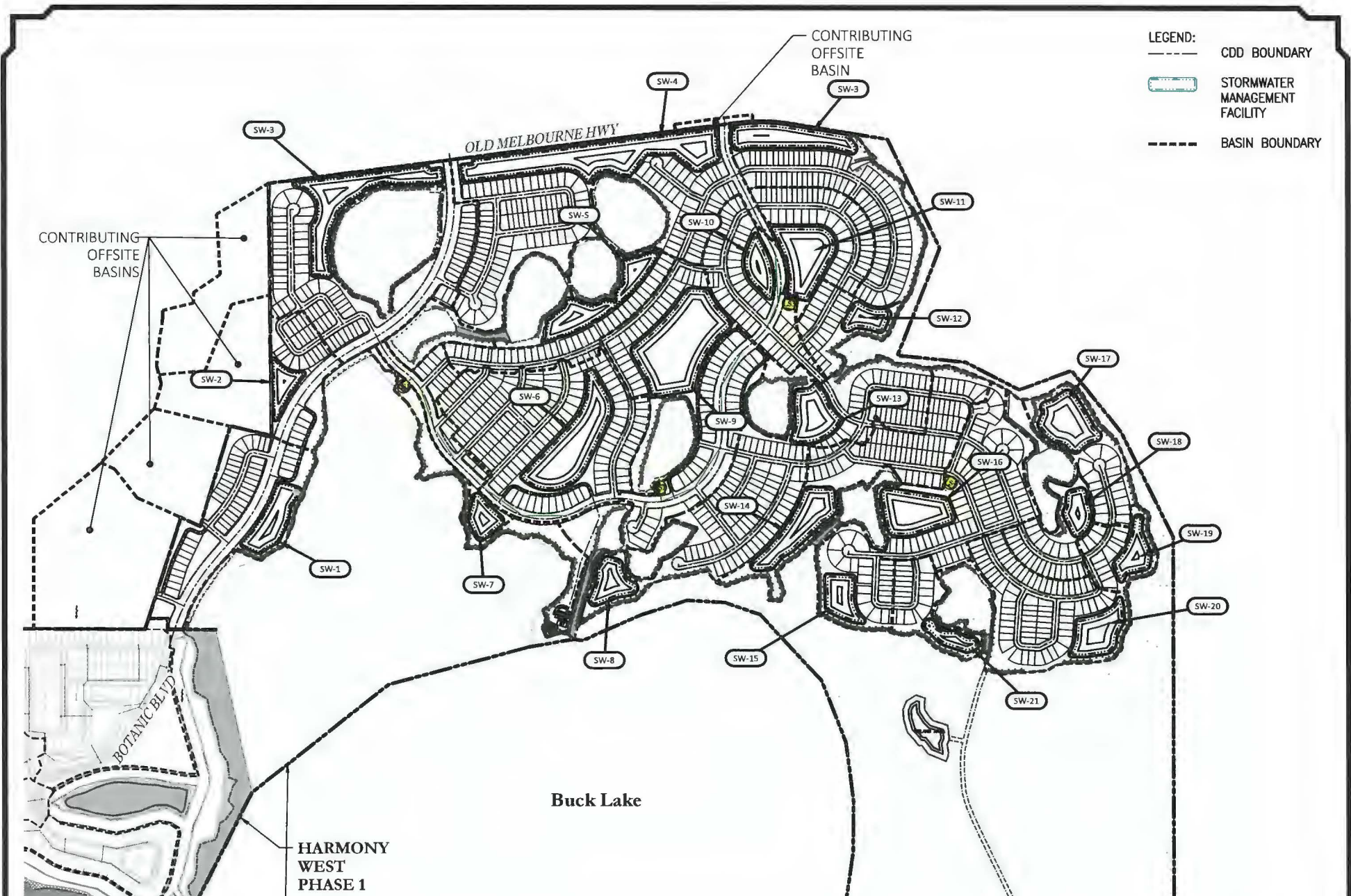
April 18, 2022
 Plan File No.: 18-012

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- LEGEND:**
- CDD BOUNDARY
 - Stormwater Management Facility
 - BASIN BOUNDARY

HARMONY WEST PHASE 1

Buck Lake

Stormwater Drainage Map

Harmony West Phase 2 CDD

April 18, 2022
 Plan No.: 17-084

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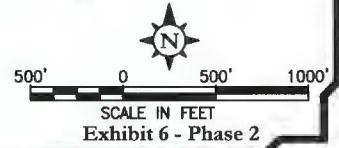
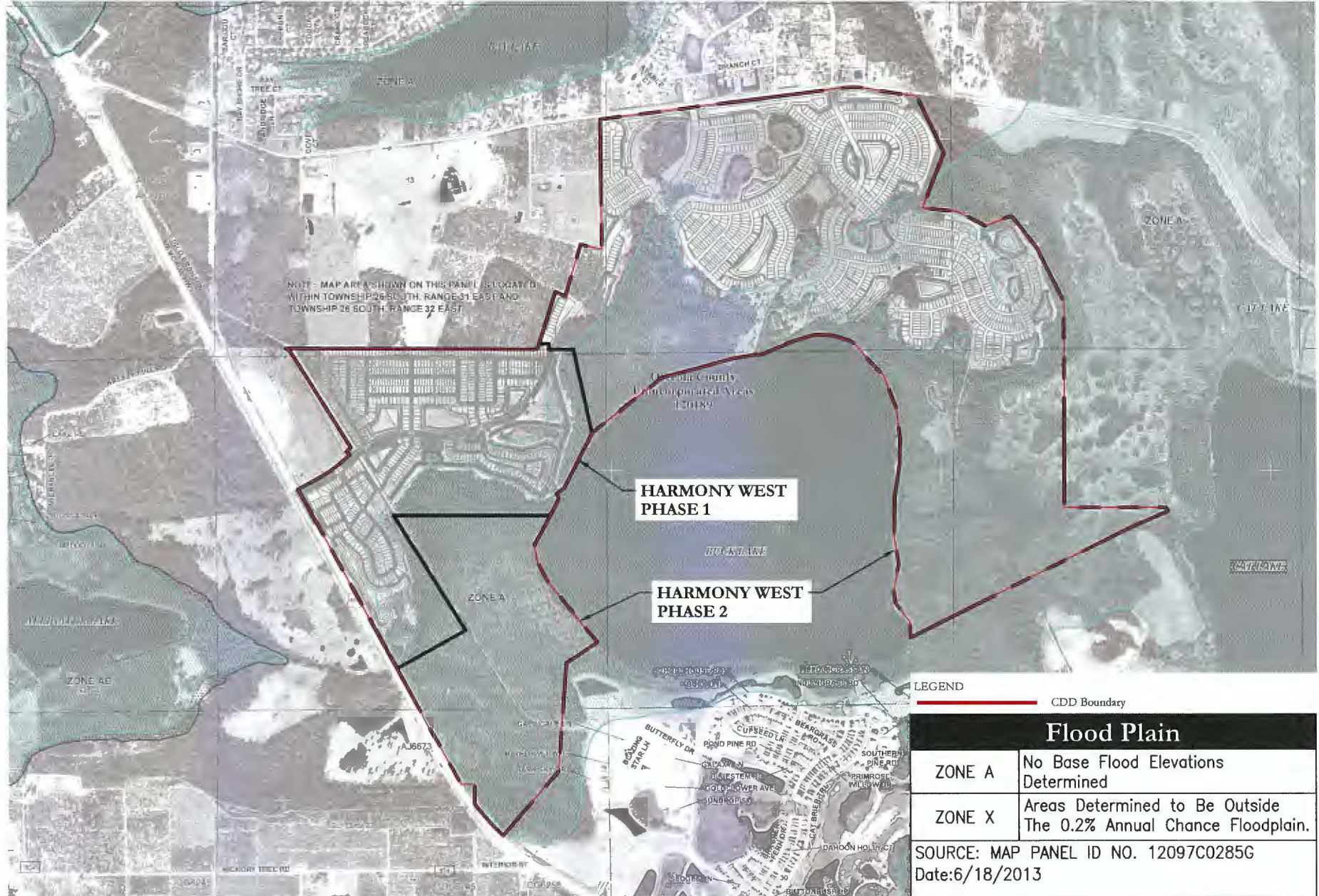


EXHIBIT 6 - PHASE 2 HARMONY WEST DEVELOPMENT & PROJECT - PHASE 1 & 2 - STORMWATER DRAINAGE MAP



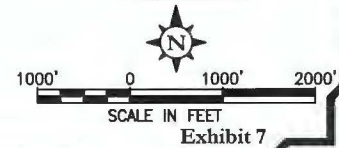
100 - Year Floodplain

Harmony West CDD

POULOS & BENNETT

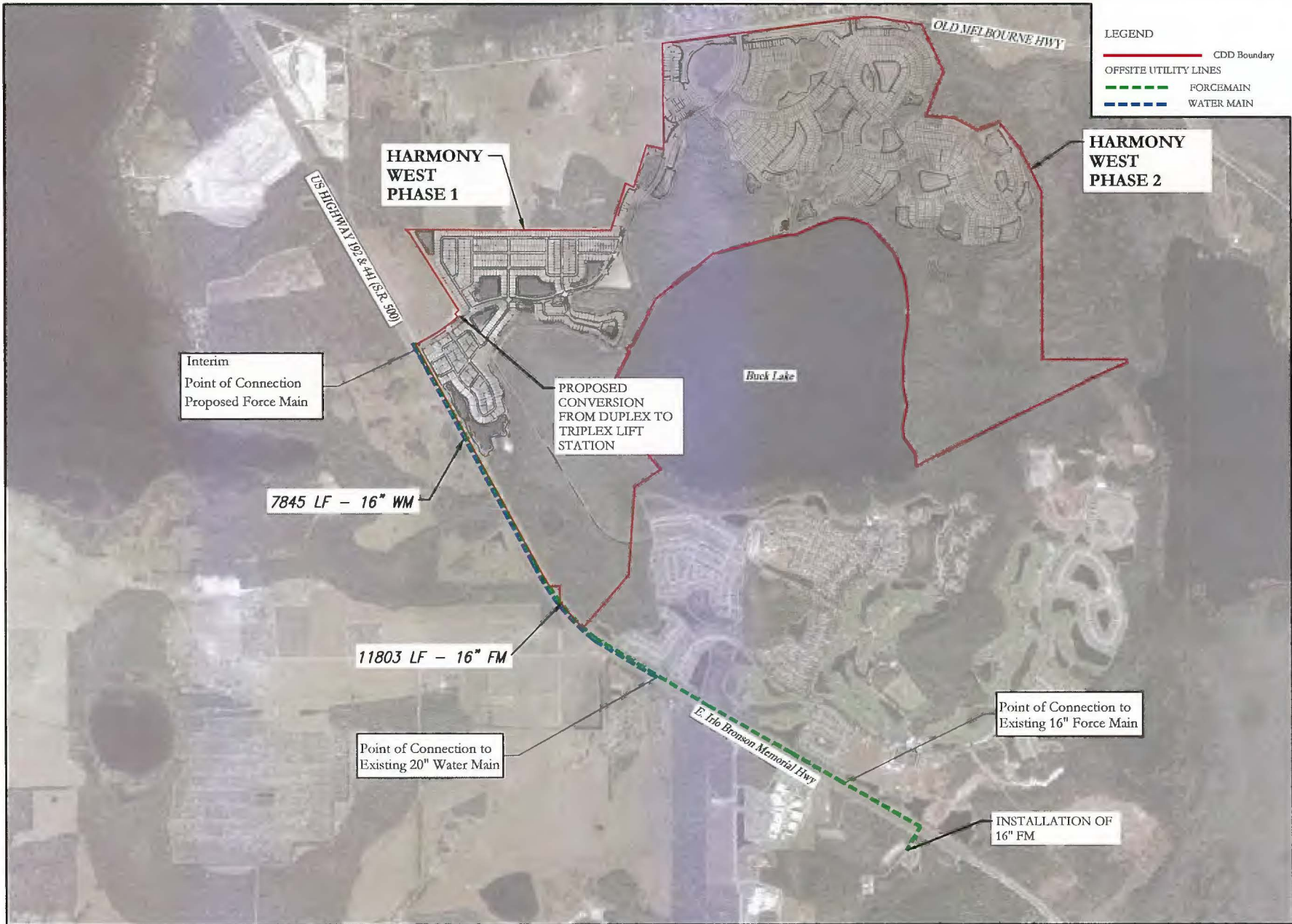
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April 18, 2022
P & B Job No: 17-084

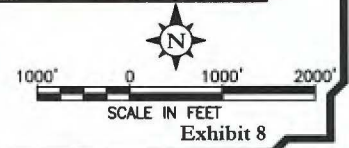
2/18/18-012 Harmony West CDD (02/18/18) & 100-Year Floodplain 1 & 2 (Panel 1) - 100-Year Floodplain



LEGEND

	CDD Boundary
	OFFSITE UTILITY LINES
	FORCEMAIN
	WATER MAIN

Offsite Utilities Infrastructure
Harmony West CDD



April 18, 2022
 P & I Job No.: 17-084

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23/2818/18-812 HARMONY WEST CDD/CARLEON & TRISTON PHASE 1 & 2 PLAN 8 - OFFSITE UTILITIES MAP



Potable Water Distribution System

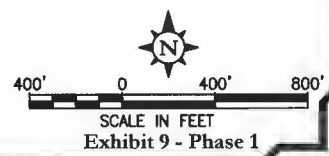
Harmony West Phase 1 CDD

April 22, 2022
 P. & U. (L) No.: 17-084

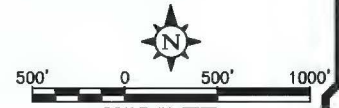
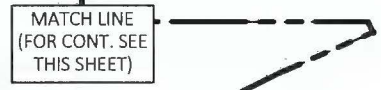
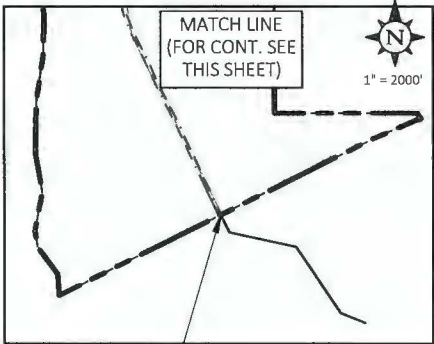
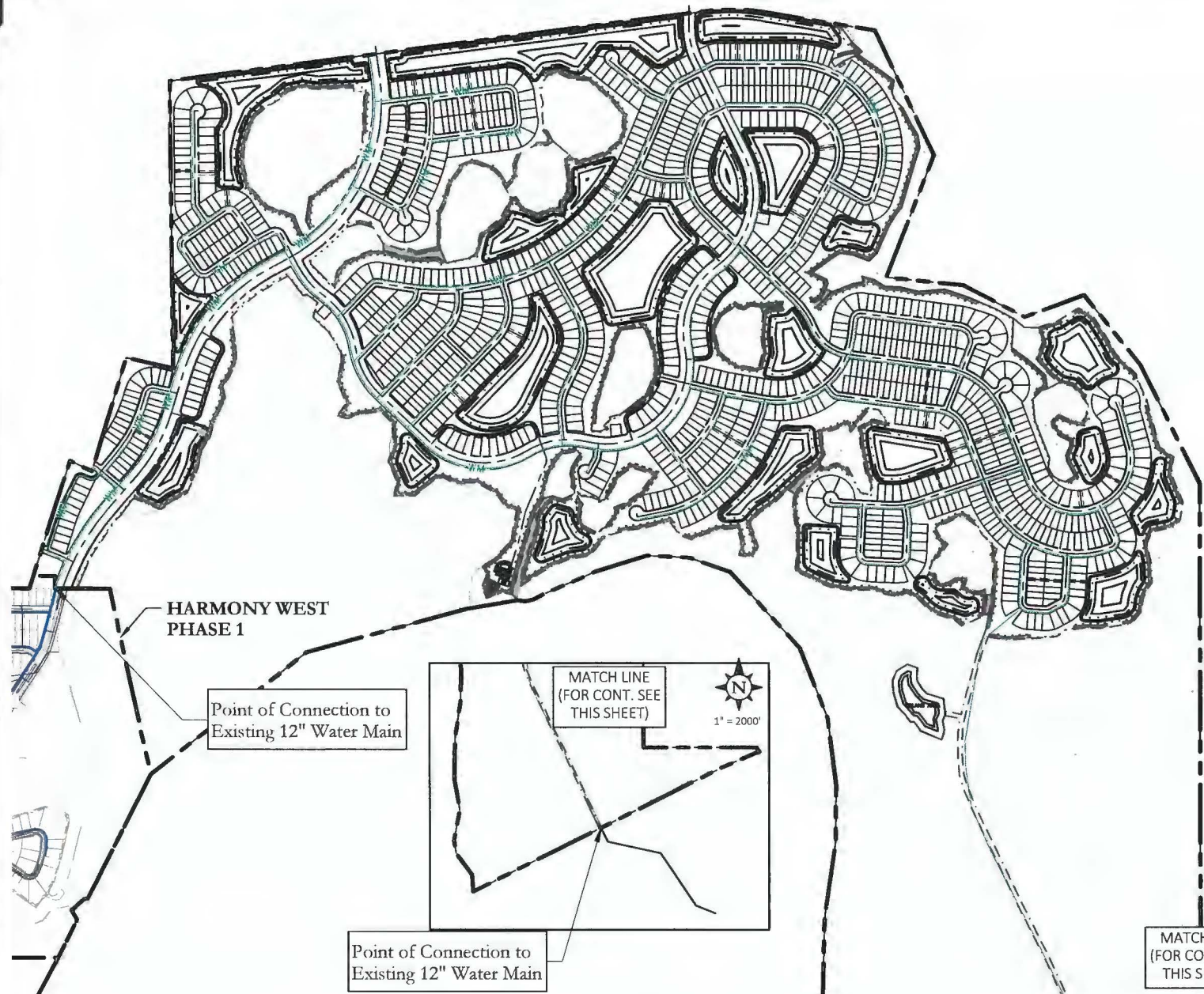
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LEGEND:
 --- CDD BOUNDARY
 --- WATER MAIN



Potable Water Distribution System

Harmny West Phase 2 CDD

April 22, 2022
 P & E Job No.: 17-084

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 Orlando, Florida 32803-407.487.2594

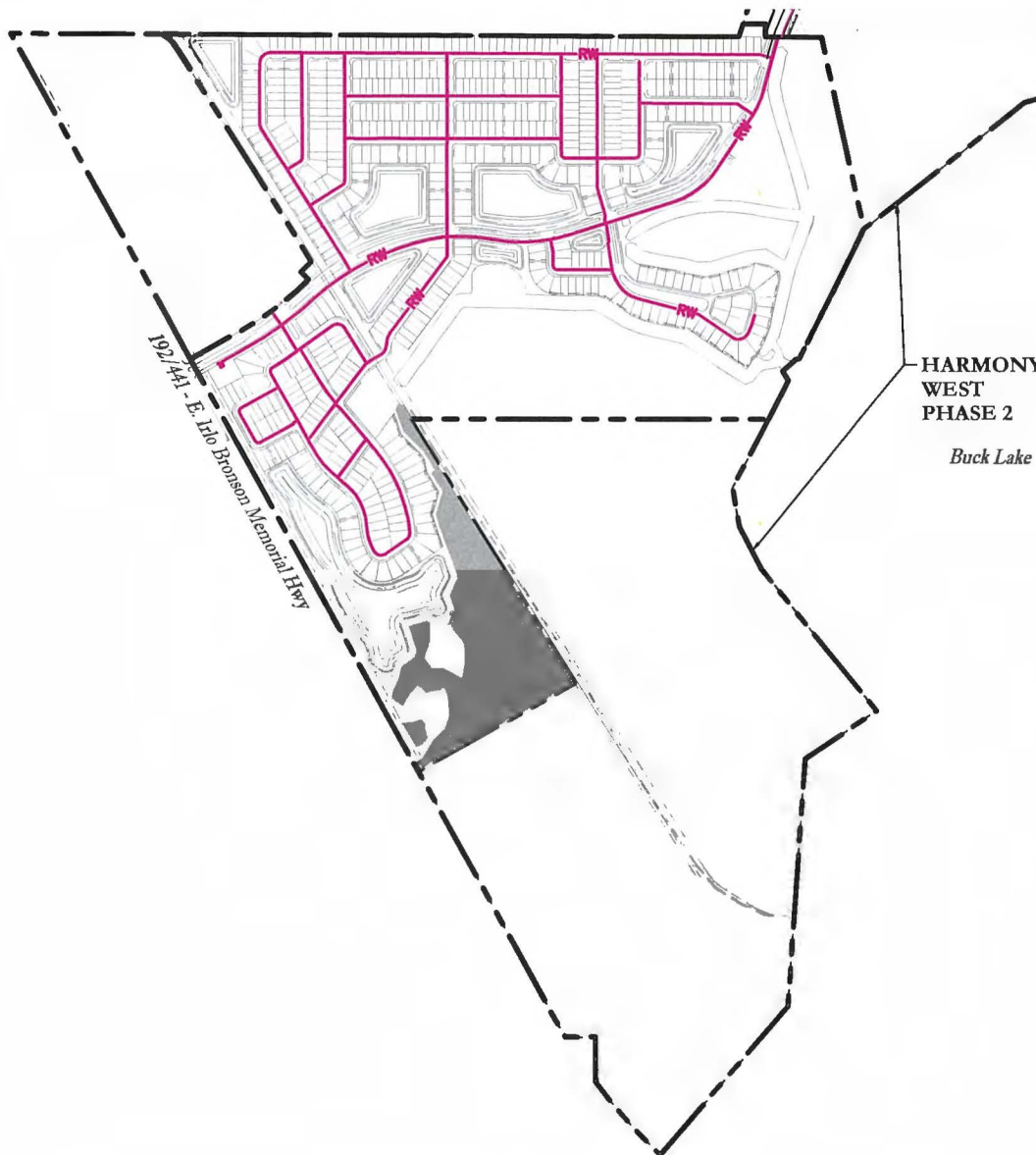
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 Certificate of Authorization No. 28567

SCALE IN FEET
 Exhibit 9 - Phase 2

2/20/2018-02 HARMONY WEST CDD/PHASE 1 & PHASE 2 - POTABLE WATER DISTRIBUTION SYSTEM

LEGEND:
 --- CDD BOUNDARY
 --- RECLAIM WATER

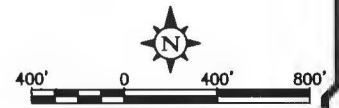


HARMONY
 WEST
 PHASE 2
 Buck Lake

192/AA1 - E. Ilo Bronson Memorial Hwy

Reclaim Water Distribution System

Harmony West Phase 1 CDD



SCALE IN FEET
 Exhibit 10 - Phase 1

April 22, 2022
 Project No.: 17-084

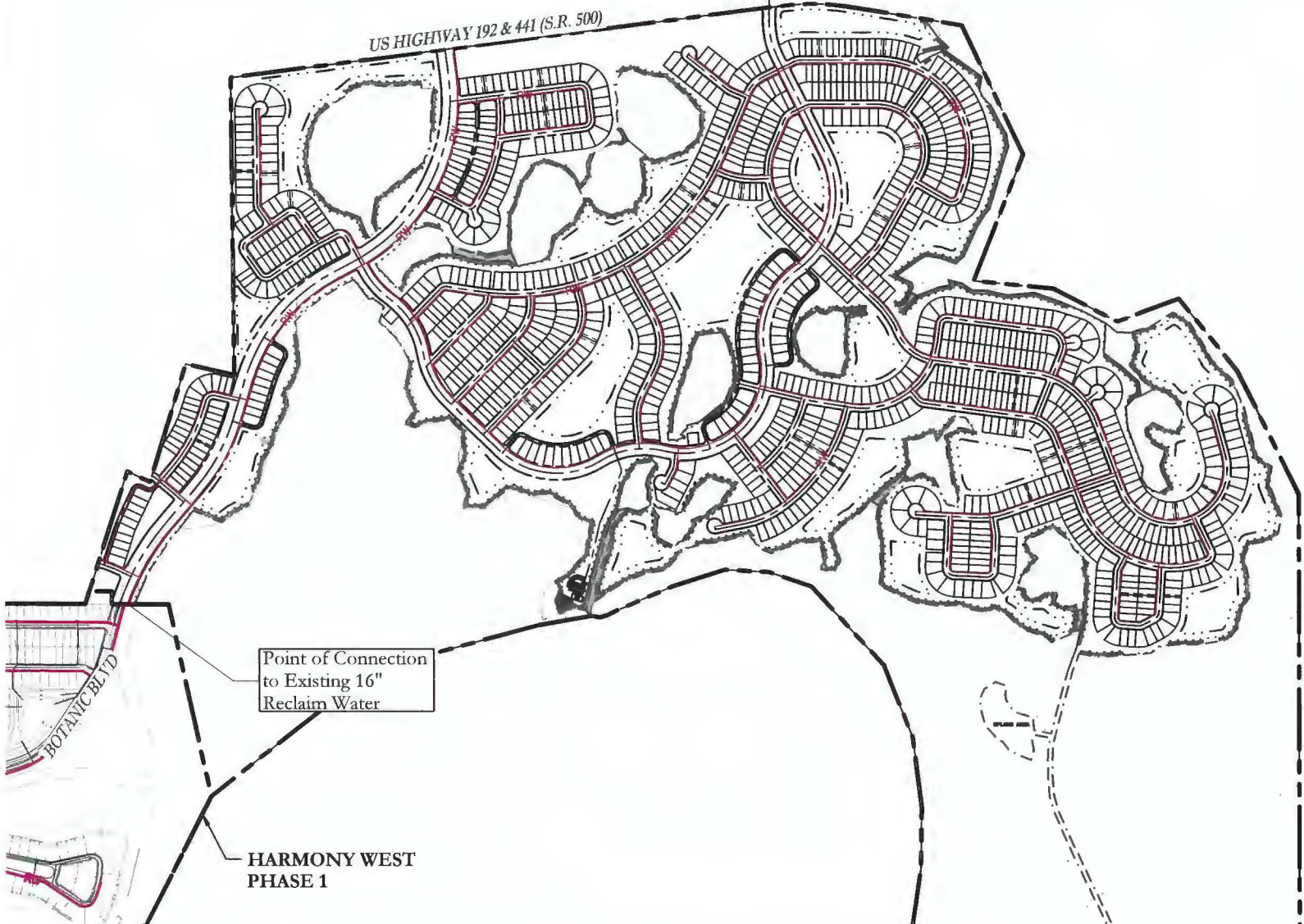
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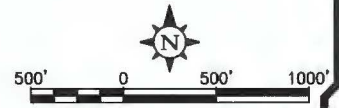
CONSENTS OF HARMONY WEST DEVELOPER & HOUSING PHASE 1 & 2 (EXHIBIT 10) - RECLAIM WATER DISTRIBUTION SYSTEM

LEGEND:
— CDD BOUNDARY
— RECLAIM WATER



Reclaim Water Distribution System

Harmony West Phase 2 CDD



April 22, 2022
P & B Job No.: 17-084

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

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SCALE IN FEET
Exhibit 10 - Phase 2

17-084-022-HARMONY WEST CDD (PHASE 2) - RECLAIM WATER DISTRIBUTION SYSTEM

EXHIBIT 12
Harmony West CDD
Estimate of Probable Capital Improvement Costs
April 21, 2022

Facility	Estimated Costs		
	Phase 1	Phase 2	Total
Undergrounding of Electrical Facilities	\$650,000	\$2,302,000	\$2,952,000
Roadways (Pavement and Drainage System)	\$5,795,337	\$16,616,220	\$22,411,557
Stormwater Ponds (Pond Excavation, Dewatering, Sod & Outfall Structures)	\$4,750,125	\$7,022,126	\$11,772,251
Potable Water Distribution (Pipes, Fittings, Valves, etc.)	\$3,000,681	\$5,189,100	\$8,189,781
Sanitary Sewer System (Lift Stations, Pipes, Fittings, Valves, Structures)	\$4,443,479	\$10,003,500	\$14,446,979
Reclaimed Water Distribution (Pipes, Fittings, Valves, etc.)	\$1,238,641	\$3,628,100	\$4,866,741
Parks, Landscape and Hardscape	\$6,575,918	\$8,000,000	\$14,575,918
Subtotal	\$26,454,181	\$52,761,046	\$79,215,227
Professional Fees (15%)	\$2,645,418	\$5,276,105	\$7,921,523
Total	\$29,099,599	\$58,037,151	\$87,136,750

Notes:

- 1) All costs and expenses for roadways (or portions of roadways) involving the grant of mobility credits by Osceola County shall be paid for by the Developer and are not included in this cost opinion. In no instance shall construction of a roadway (or portion of roadway) be funded by the CDD if mobility credits are to be granted to the Developer by the County.
- 2) A 15% contingency has been included within the costs.

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4D

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

Revised Master Special Assessment Methodology Report

April 21, 2022



Provided by:

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1.0 Introduction

1.1 Purpose

This Revised Master Special Assessment Methodology Report (the "Revised Report") is a revision of the Master Special Assessment Methodology Report (the "Original Report") dated February 26, 2018 and was developed to provide a revised master financing plan and a master special assessment methodology for the Harmony West Community Development District (the "District"), located in unincorporated Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Revised Capital Improvement Plan") contemplated to be provided by the District.

The District was established by Osceola County Ordinance No. 2017-02 adopted on April 17, 2017, encompassed an area of approximately 287.10 +/- acres and was originally planned to be developed with a total of 638 single-family residential units. The boundaries of the District were subsequently expanded by Osceola County Ordinance No. 2018-55 adopted on October 15, 2018 to include additional lands, and the District currently encompasses approximately 1,293.35 +/- acres, which are projected to be developed with a total of 1,771 single-family residential units.

1.2 Scope of the Revised Report

This Revised Report presents the projections for financing the District's Revised Capital Improvement Plan described in the Harmony West Community Development District Revised Master Engineer's Report for Capital Improvements prepared by Poulos & Bennett, LLC (the "District Engineer") and dated April 21, 2022 (the "Revised Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Revised Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Public infrastructure improvements undertaken and funded by the District as part of the Revised Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Revised Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Revised

Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Revised Capital Improvement Plan. However, these benefits are only incidental since the Revised Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Revised Capital Improvement Plan and do not depend upon the Revised Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

The Revised Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Revised Capital Improvement Plan. Even though the exact value of the benefits provided by the Revised Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Revised Report

Section Two describes the revised development program as proposed by the Current Developer, as defined below.

Section Three provides a summary of the Revised Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the revised financing program for the District.

Section Five introduces the revised special assessment methodology for the District.

2.0 Revised Development Program

2.1 Overview

The District serves the Villages at Harmony development (the "Development" or "Harmony West"), a master planned, residential

development located in unincorporated Osceola County, Florida. The land within the District originally consisted of approximately 287.10 +/- acres; however, the boundaries of the District were expanded to encompass a total area of approximately 1,293.35 +/- acres. The District is generally located in north-central Osceola County, generally south of Old Melbourne Highway, east of US Highway 192 & 441, and north, east and west of Buck Lake.

2.2 The Revised Development Program

The development of land within the District was originally conducted by Harmony Florida Land, LLC (the "Original Developer"). Forestar (USA) Real Estate Group, Inc. is the current project developer (the "Current Developer"). The first phase of development (the "Phase 1") consisted of the first 620 single-family residential units, which are subject to Special Assessments (the "Series 2018 Bond Assessments") securing repayment of Special Assessment Revenue Bonds, Series 2018 (the "Series 2018 Bonds").

Based upon the most current information provided by the Current Developer and the Engineer, the revised development plan for the land in the expanded District envisions a total of 1,771 single-family residential units, although land use types and unit numbers may change throughout the development period. The first 620 single-family residential units comprise the Phase 1, while the remaining 1,151 single-family residential units comprise the Phase 2 of the District. Table 1 in the *Appendix* illustrates the revised development plan for Harmony West. The development of Harmony West is planned to be conducted in several phases over a multi-year period.

3.0 The Revised Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Revised Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Revised Capital Improvement Plan

The Revised Capital Improvement Plan, as revised, needed to serve the Development is projected to consist of improvements which will

serve all of the lands in the District, including those lands which have already been developed into 620 single-family residential units, as well the remaining lands which are projected to be developed into a total of 1,151 single-family residential units. The Revised Capital Improvement Plan will consist of undergrounding of electrical facilities, roadway improvements, storm water management, potable water, sanitary sewer and reclaimed water facilities, parks, landscaping and hardscape. At the time of this writing, the total cost of the Revised Capital Improvement Plan is estimated to total approximately \$87,137,750, with the public infrastructure improvements needed to serve the Phase 1 units currently estimated by the District Engineer to total \$29,100,599 and the public infrastructure improvements needed to serve the Phase 2 units currently estimated by the District Engineer to total \$58,037,151.

According to the District Engineer, these public infrastructure improvements will jointly serve and provide benefit to all land uses in the District. The improvements that are part of the Revised Capital Improvement Plan. The Revised Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Revised Capital Improvement Plan.

4.0 Revised Financing Program

4.1 Overview

As noted in *Section 2.2*, the District already issued its Series 2018 Bonds in the principal amount of \$8,710,000 to finance acquisition and construction of a portion of the costs of the Original Capital Improvement Plan valued by the District Engineer at a total of \$31,746,216 (the "Original Capital Improvement Plan"). The District financed a total of \$7,561,889.38 with proceeds of the Series 2018 Bonds, while the balance of the costs of the Original Capital Improvement Plan were funded by the Original Developer.

It is the District's intension now to calculate the total amount of debt that would have been required to fully fund the total costs of the Revised Capital Improvement Plan, and further to apportion the special assessments securing repayment of such debt to the lands in the District. Consequently, even though the actual financing plan may change to include multiple series of bonds, and setting aside

that the District has already issued its Series 2018 Bonds, in order to fully fund the costs of the Revised Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$116,610,000 in par amount of Special Assessment Revenue Bonds (the "Bonds").

Please note that the purpose of this Revised Report is to allocate the benefit of the Revised Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Revised Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change. Please note a portion of the costs that the Bonds would fund has already been funded with proceeds of the Series 2018 Bonds.

4.2 Types of Bonds Proposed

The proposed revised financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$116,610,000 to finance approximately \$87,137,750 in Revised Capital Improvement Plan costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$116,610,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the public infrastructure improvements which are part of the Revised Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Revised Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the District and general benefits accruing to areas outside the District but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Revised Capital Improvement Plan. All properties that receive special benefits from the Revised Capital Improvement Plan would be assessed for their fair share of the debt issued in order to finance all or a portion of the Revised Capital Improvement Plan.

5.2 Benefit Allocation

The revised development plan envisions the development of 1,771 single-family residential units, although unit numbers and land use types may change throughout the development period.

According to the District Engineer, these public infrastructure improvements will serve and provide benefit to all land uses in the District. The improvements that are part of the Revised Capital Improvement Plan. The Revised Capital Improvement Plan will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the District to be developable, both the improvements that comprise the Revised Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Revised Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the

District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in the Villages at Harmony will include recreational amenities that will be owned and operated either by the District or home owners' association for the Development (to the extent not funded by the Bonds). While it is beyond question that the parcels containing the recreational amenities will benefit from the provision of the Revised Capital Improvement Plan, the District already determined to exempt such properties from Series 2018 Bond Assessments and may determine to exempt such properties from Bond Assessments (to be defined later in this document) provided that the requirements of Section 193.0235, F.S. have been satisfied that such properties are exempt from assessments as a matter of law. The rationale for this exemption is that the cost of Series 2018 Bond Assessments and Bond Assessments will already be borne by the Series 2018 Bond Assessments and Bond Assessments-paying residential property owners within the District in the proportion equivalent to their benefit of public improvements.

Consistent with the determinations made in the Original Report and adopted by the Board of Supervisions of the District, the benefit associated with the Revised Capital Improvement Plan of the District is proposed to be allocated to the different product types within the District in proportion to the density of development and intensity of use of the public infrastructure improvements as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the land uses contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower

intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Revised Capital Improvement Plan (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit. As Phase 1 of the District is already subject to the Series 2018 Bond Assessments, it is proper that the District recognizes that such lands, which are identical to the lands contained within the boundaries of the District prior to the expansion of the District's boundaries, should not be assessed as the public infrastructure improvements needed for the development of the units located within the Phase 1 has already been constructed. Consequently, Table 5 illustrates that the Bond Assessments attributable to Phase 1 total \$35,062,172.65 and such Bond Assessments will not be levied on the units in Phase 1, as the units within the Phase 1 are subject to Series 2018 Bond Assessments levied in accordance with a methodology related to such Series 2018 Bond Assessments. With regards to Phase 2, the District will levy a sum of \$75,312,981.33 on the land proposed to be developed with a total of 1,151 single-family residential units.

5.3 Assigning Debt

As stated in *Section 5.2*, the Bond Assessments in the amount of \$75,312,981.33 will initially be levied on all of the gross acre land in the Phase 2 of the District. Consequently, the Bond Assessments will be levied on approximately 1,006.25 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$75,312,981.33 will be preliminarily levied on approximately 1,006.25 +/- gross acres at a rate of \$74,845.20 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Phase 2 of the District.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, public infrastructure improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the Revised Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Revised Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because, with the exception mentioned in *Section 5.2*, it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Revised Capital Improvement Plan by different land uses.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information about the current development plan for Phase 2 obtained from the Current Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceed the initially allocated Bond Assessments as contemplated in this Revised Report. Bond Assessments per ERU preliminarily equal \$70,689.86 (\$75,312,981.33 in Bond Assessments divided by 1,065.40 ERUs) and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per ERU for land that remains unplatted within Phase 2 of the District remains equal to \$70,689.86, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remain unplatted within Phase 2 of the District equal less than \$70,689.86 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels within Phase 2 of the District will be lowered if that state persists at the conclusion of platting of all land within Phase 2 of the District.

If, in contrast, a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted within Phase 2 of the District equal more than \$70,689.86 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of Bond Assessments per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Current Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$70,689.86 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Phase 2 of the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$70,689.86. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.7 Preliminary Assessment Roll

The Bond Assessments of \$75,312,981.33 are proposed to be levied over the area described in Exhibit "A", which comprises the land within Phase 2 of the District is part of parcel identified in the table below. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This revised master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As set forth in any supplemental report(s), and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

As noted herein, the Revised Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property within the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

In the event that the Revised Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the special assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Revised Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Revised Report. For additional information on the structure of any bonds and related items, please refer to the offering statement associated with any bonding transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Harmony West

Community Development District

Revised Development Plan

Product Type	Phase 1 Units	Phase 2 Units	Total Units
SF 40'	251	540	791
SF 50'	297	499	796
SF 60'	72	112	184
Total	620	1,151	1,771

Table 2

Harmony West

Community Development District

Revised Capital Improvement Program

Improvement	Estimated Phase		Cost
	Phase 1 Costs	2 Costs	
Undergrounding of Electrical Facilities	\$650,000	\$2,302,000	\$2,952,000
Roadways	\$5,795,337	\$16,616,220	\$22,411,557
Stormwater Ponds	\$4,750,125	\$7,022,126	\$11,772,251
Potable Water Distribution	\$3,000,681	\$5,189,100	\$8,189,781
Sanitary Sewer System	\$4,443,479	\$10,003,500	\$14,446,979
Reclaimed Water Distribution	\$1,238,641	\$3,628,100	\$4,866,741
Parks, Landscape and Hardscape	\$6,576,918	\$8,000,000	\$14,576,918
Professional Fees	\$2,645,418	\$5,276,105	\$7,921,523
Total	\$29,100,599	\$58,037,151	\$87,137,750

Table 3

Harmony West

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount \$116,610,000

Total Sources	\$116,610,000
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Uses

Project Fund Deposits:

Project Fund \$87,137,750

Other Fund Deposits:

Debt Service Reserve Fund \$9,397,181

Capitalized Interest Fund \$16,325,400

Delivery Date Expenses:

Costs of Issuance \$3,748,300

Rounding \$1,369

Total Uses	\$116,610,000
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Table 4

Harmony West

Community Development District

Benefit Allocation

Product Type	Total Units	ERU Weight per		Percent Share of Total
		Unit	Total ERU	
SF 40'	791	0.80	632.80	38.36%
SF 50'	796	1.00	796.00	48.25%
SF 60'	184	1.20	220.80	13.39%
Total	1,771		1,649.60	100.00%

Benefit Allocation - Phase 1

Product Type	Phase 1 Units	ERU Weight per		Percent Share of Total
		Unit	Total ERU	
SF 40'	251	0.80	200.80	12.17%
SF 50'	297	1.00	297.00	18.00%
SF 60'	72	1.20	86.40	5.24%
Total	620		584.20	35.41%

Benefit Allocation - Phase 2

Product Type	Phase 2 Units	ERU Weight per		Percent Share of Total
		Unit	Total ERU	
SF 40'	540	0.80	432.00	26.19%
SF 50'	499	1.00	499.00	30.25%
SF 60'	112	1.20	134.40	8.15%
Total	1,151		1,065.40	64.59%

Table 5

Harmony West

Community Development District

Bond Assessment Apportionment

Product Type	Total Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*
SF 40'	791	\$44,732,546.07	\$56,551.89	\$4,900.34
SF 50'	796	\$56,269,131.91	\$70,689.86	\$6,125.42
SF 60'	184	\$15,608,322.02	\$84,827.84	\$7,350.51
Total	1,771	\$116,610,000.00		

* Included costs of collection and assumes payment in March

Bond Assessment Apportionment - Phase 1

Product Type	Phase 1 Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*
SF 40'	251	\$14,194,524.73	\$56,551.89	\$4,900.34
SF 50'	297	\$20,994,889.67	\$70,689.86	\$6,125.42
SF 60'	72	\$6,107,604.27	\$84,827.84	\$7,350.51
Total	620	\$41,297,018.67		

* Included costs of collection and assumes payment in March

Bond Assessment Apportionment - Phase 2

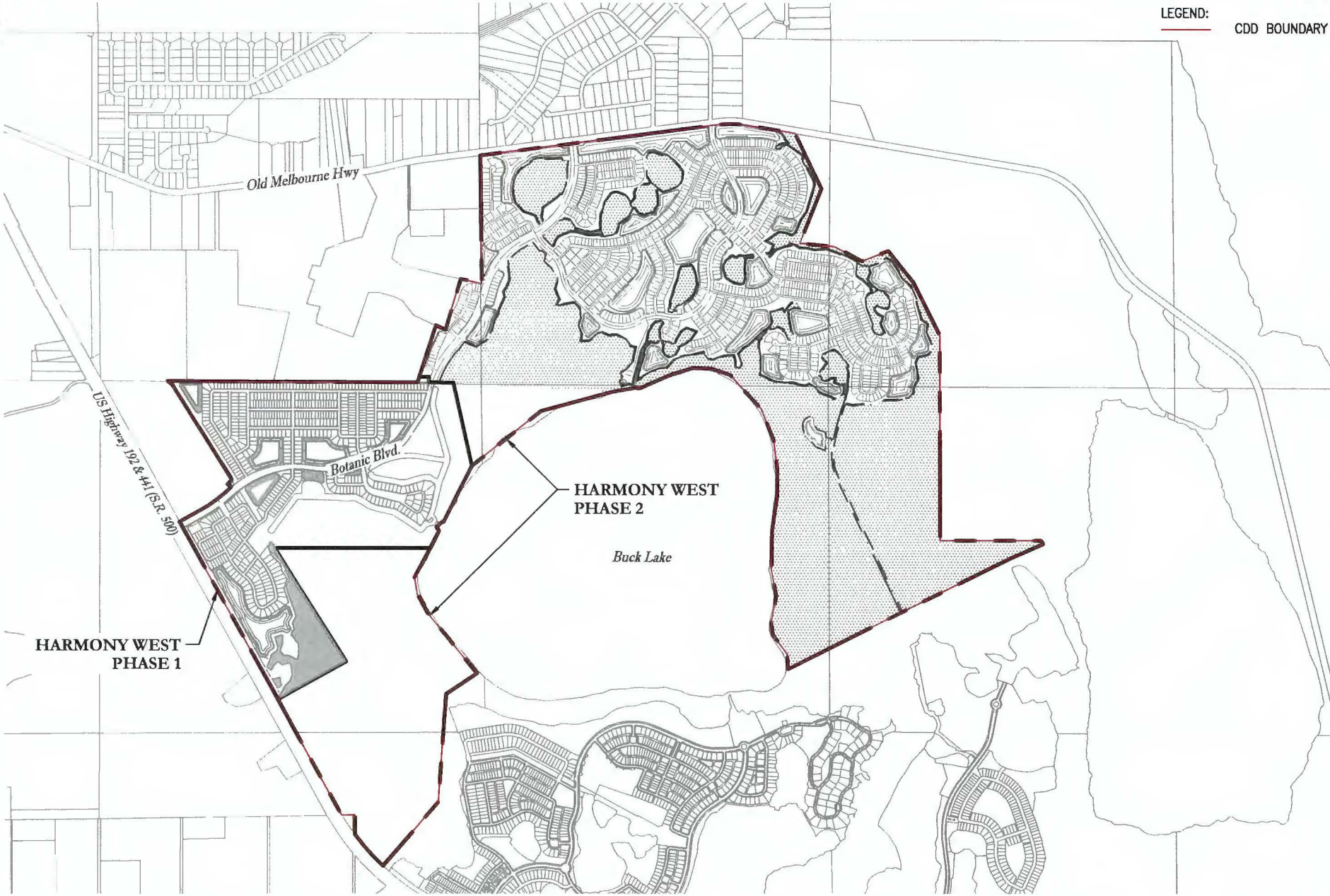
Product Type	Phase 2 Units	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Bond Assessments Debt Service per Unit*
SF 40'	540	\$30,538,021.34	\$56,551.89	\$4,900.34
SF 50'	499	\$35,274,242.24	\$70,689.86	\$6,125.42
SF 60'	112	\$9,500,717.75	\$84,827.84	\$7,350.51
Total	1,151	\$75,312,981.33		

* Included costs of collection and assumes payment in March

Exhibit "A"

Bond Assessments in the total amount of \$75,312,981.33 will be levied on an equal pro-rata gross acre basis based on the area described as follows:

LEGEND:
CDD BOUNDARY



Location Map

Harmony West CDD



SCALE IN FEET
Exhibit 2

April 18, 2022
P & B Job No.: 17-084

2642 E. Livingston St.
Orlando, Florida 32803-407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

D:\2018\18-012 HARMONY WEST CDD\2022\04 & 18\3\2022-Phase 1 & 2\3\2022-3 - Location Map

LEGAL DESCRIPTION CDD PARCEL


SKETCH OF DESCRIPTION

A portion of Sections 13, 24 and 25, Township 26 South, Range 31 East and a portion of Sections 17, 18, 19 and 20, Township 26 South, Range 32 East, Osceola County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest 1/4 of Section 24, Township 26 South, Range 31 East; thence run N89°45'20"W, along the North line of said Section 24, a distance of 1,610.94 feet; thence run S55°19'37"E, a distance of 48.11 feet; thence run S45°17'29"E, a distance of 46.56 feet; thence run S36°02'44"E, a distance of 47.73 feet; thence run S32°10'47"E, a distance of 1,652.30 feet; thence run S43°58'59"W, a distance of 97.14 feet; thence run S46°01'01"E, a distance of 69.61 feet to a point on a Non Tangent curve, concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Southwesterly along the arc of said curve a distance of 572.22 feet (Chord Bearing = S53°08'32"W, Chord = 570.35 feet); thence run S61°10'41"W, a distance of 372.89 feet, to a point on the East Right of Way line of U.S. Highway No. 192 & 441; thence run the following (2) courses along said East Right of Way line: RUN S28°49'40"E, a distance of 4,953.01 feet to a point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 02°28'27"; thence run Southeasterly along the arc of said curve, a distance of 163.53 feet (Chord Bearing = S29°46'57"E, Chord = 163.52 feet) to the North line of Lot 35, The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run N89°19'29"E, along said North line and Easterly extension thereof, a distance of 198.87 feet to the East line of a 35' Platted right of way per The Seminole Land and Investment Company's (Incorporated) Subdivision of Section 25, Township 26 South, Range 31 East, as Filed and Recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida; thence run S00°04'21"E, along said Right of Way line, a distance of 297.74 feet to a point on the East Right of Way line of U.S. Highway No. 192 & 441 and point on a non tangent curve, concave to the Northeast, having a Radius of 3,786.83 feet and a Central Angle of 09°46'11"; thence run Southeasterly along the arc of said curve and said East Right of Way line, a distance of 645.71 feet (Chord Bearing = S41°34'47"E, Chord = 644.93 feet); thence run N40°51'29"E, a distance of 1,296.84 feet; thence run N04°08'40"E, a distance of 1,641.35 feet; thence run N56°09'51"E, a distance of 570.57 feet; thence run N39°13'52"W, a distance of 667.67 feet; thence run N38°57'47"W, a distance of 538.81 feet; thence run N27°21'05"W, a distance of 316.06 feet; thence run N09°42'22"W, a distance of 261.13 feet; thence run N28°18'30"E, a distance of 508.18 feet; thence run N26°50'03"E, a distance of 290.56 feet; thence run N30°57'02"W, a distance of 74.79 feet; thence run N48°51'04"E, a distance of 117.06 feet; thence run N81°35'58"E, a distance of 23.74 feet; thence run N26°50'03"E, a distance of 952.92 feet; thence run N51°48'18"E, a distance of 1,353.02 feet; thence run N74°58'16"E, a distance of 1,134.21 feet; thence run N80°15'17"E, a distance of 351.38 feet; thence run S80°34'15"E, a distance of 55.21 feet; thence run N75°03'58"E, a distance of 54.57 feet; thence run N63°32'40"E, a distance of 84.55 feet; thence run N66°40'05"E, a distance of 376.47 feet; thence run N72°26'23"E, a distance of 369.98 feet; thence run S86°54'28"E, a distance of 296.07 feet; thence run S70°48'57"E, a distance of 291.89 feet; thence run S42°39'47"E, a distance of 702.24 feet; thence run S21°34'08"E, a distance of 514.89 feet; thence run S07°05'17"E, a distance of 467.66 feet; thence run S00°47'47"W, a distance of 395.47 feet; thence run S08°30'03"W, a distance of 514.86 feet; thence run S01°17'49"W, a distance of 590.21 feet; thence run S10°04'43"E, a distance of 420.30 feet; thence run S10°31'40"W, a distance of 430.35 feet; thence run S09°13'48"E, a distance of 179.12 feet; thence run S36°26'41"E, a distance of 365.54 feet; thence run S03°08'07"E, a distance of 226.51 feet; thence run N63°28'20"E, a distance of 3,792.18 feet; thence run N66°20'55"E, a distance of 558.81 feet; thence run N26°19'21"W, a distance of 62.37 feet; thence run S90°00'00"W, a distance of 1,544.48 feet; thence run N00°00'00"E, a distance of 3,121.92 feet; thence run N26°19'21"W, a distance of 907.87 feet; thence run N38°50'11"W, a distance of 613.74 feet; thence run S69°29'52"W, a distance of 431.45 feet; thence run N62°42'16"W, a distance of 473.32 feet; thence run N84°21'06"W, a distance of 530.40 feet; thence run N21°33'05"E, a distance of 894.66 feet; thence run N25°28'06"W, a distance of 938.98 feet to a point on the South Right of Way line of State Road 500-A, Old Melbourne Highway; thence, along said South Right of Way line the following three (3) courses: run N80°46'21"W, a distance of 771.89 feet to a point on a non tangent curve, concave to the South, having a Radius of 1,382.69 feet and a Central Angle of 16°39'07"; thence run Westerly along the arc of said curve, a distance of 401.85 feet (Chord Bearing = N89°03'10"W, Chord = 400.44 feet); thence run S82°35'29"W, a distance of 3,686.09 feet; thence run S00°30'30"E, a distance of 809.15 feet; thence run S00°31'45"E, a distance of 1,149.86 feet; thence run N76°59'29"W, a distance of 327.33 feet; thence run S16°51'13"W, a distance of 814.05 feet; thence run N64°49'23"W, a distance of 165.03 feet; thence run S17°43'23"W, a distance of 915.07 feet to a point on said North line of Section 24; thence run N89°45'32"W, along said North line, a distance of 2,205.89 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL ON SHEET 2

SHEET 1 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX		 <p>900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140</p> <p><i>R.D.B.</i> 5/09/18</p> <p>RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p>NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</p>
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION	
F.B.	PAGE	SHEET 3	SKETCH	
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES	
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL	
JOB NO.	15-052B			

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS THE FOLLOWING DESCRIBED PARCEL:


EXISTING CDD PARCEL

A parcel of land lying in a portion of Sections 13 & 24, Township 26 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commencing at a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500) and the North line of Section 24, Township 26 South, Range 31 East, thence run S89°45'20"E, along said North line of Section 24, a distance of 998.41 feet to the POINT OF BEGINNING; thence continue S89°45'20"E along said line, a distance of 1,610.94 feet; thence run S89°45'32"E, a distance of 2,205.89 feet; thence run N17°43'23"E, a distance of 89.09 feet; thence run S89°43'51"E, a distance of 147.69 feet; thence run S00°16'23"W, a distance of 85.00 feet; thence run S89°43'36"E, a distance of 373.83 feet; thence run S12°23'18"E, a distance of 1,296.19 feet; thence run S26°50'03"W, a distance of 952.92 feet; thence run S81°35'58"W, a distance of 23.74 feet; thence run S48°52'23"W, a distance of 117.11 feet; thence run S30°59'42"E, a distance of 74.82 feet; thence run S26°50'03"W, a distance of 290.56 feet; thence run N90°00'00"W, a distance of 2,380.11 feet; thence run S31°54'38"E, a distance of 672.14 feet; thence run S32°05'35"E, a distance of 1,378.24 feet; thence run S60°42'18"W, a distance of 1,189.74 feet to a point on the East Right of Way line of U.S. Highway No. 192-441 (S.R. 500); thence run N28°49'40"W, along said East Right of Way line, a distance of 3,107.06 feet; thence run N61°10'41"E, a distance of 372.89 feet to the Point of Curvature of a curve concave to the Northwest, having a Radius of 2,040.00 feet and a Central Angle of 16°04'17"; thence run Northeasterly along the Arc of said curve, a distance of 572.22 feet (Chord Bearing = N53°08'32"E, Chord = 570.35 feet); thence run N46°01'01"W, a distance of 69.61 feet; thence run N43°58'59"E, a distance of 97.14 feet; thence run N32°10'47"W, a distance of 1,652.30 feet; thence run N36°02'44"W, a distance of 47.73 feet; thence run N45°17'29"W, a distance of 46.56 feet; thence run N55°19'37"W, a distance of 48.11 feet to the POINT OF BEGINNING.

Containing 1,006.25 acres, more or less.

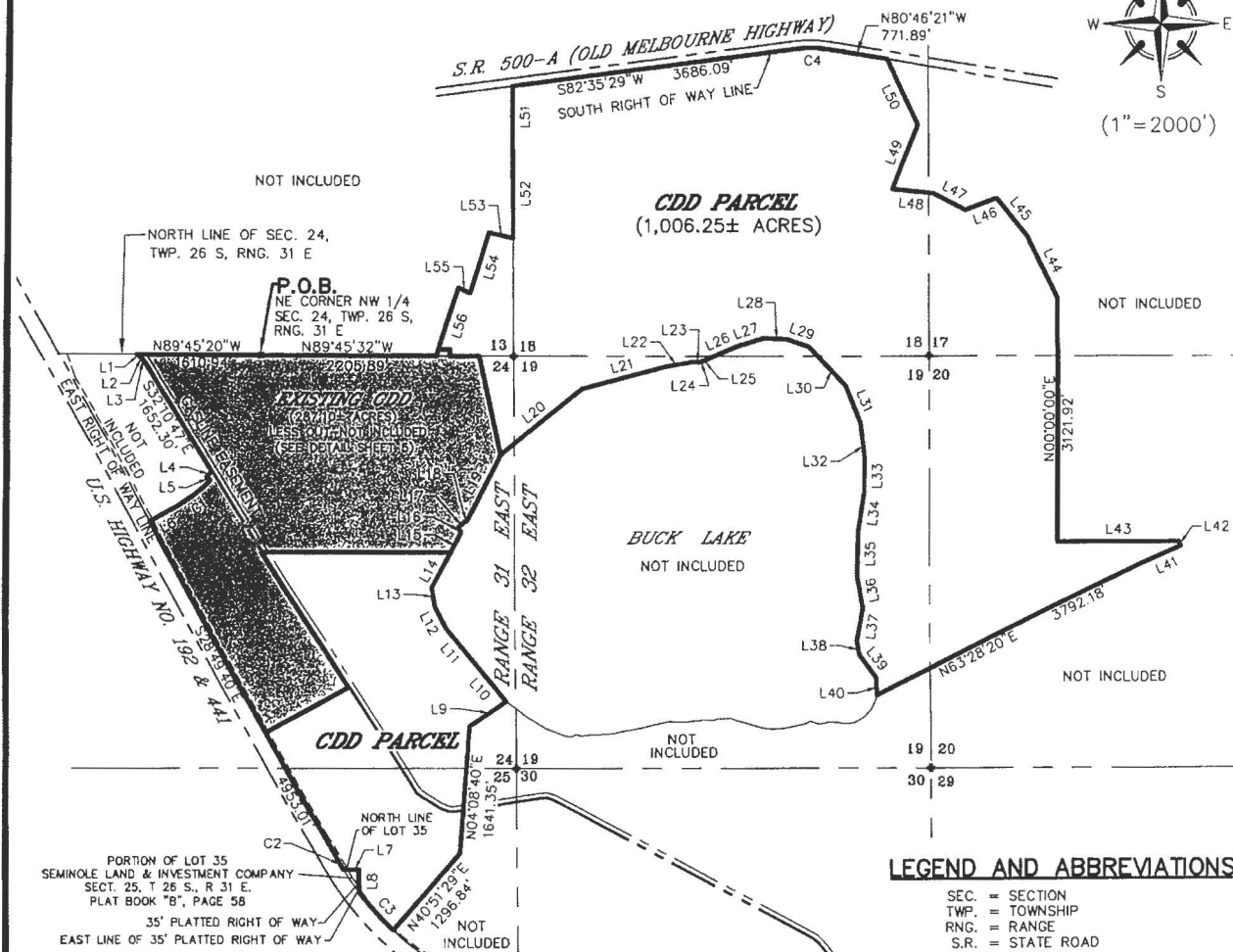
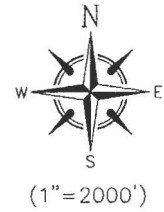
SHEET 2 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX		 <p style="font-size: small;">900 Shady Lane, Kissimmee, Florida 34744-8695 Tel. (407) 847-2179 Fax (407) 847-6140</p>
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION	
F.B.	PAGE	SHEET 3	SKETCH	
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES	
TWP.	26 S., RNG. 31 & 32 E.	SHEET 5	DETAIL	
JOB NO.	15-052B			

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION



LEGEND AND ABBREVIATIONS

- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- S.R. = STATE ROAD
- NO. = NUMBER
- LB = LICENSED BUSINESS
- R/W = RIGHT OF WAY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- TEL. = TELEPHONE
- F.B. = FIELD BOOK
- P.B. = PLAT BOOK
- ± = PLUS OR MINUS
- & = AND

NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2011 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS), REFERENCE BEARING BEING S28°49'40"E ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 192 & 441 (S.R. 500).

THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY
 NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 3 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.B.	PAGE	SHEET 3	SKETCH
SECTION	13, 24, 25 & 17-20	SHEET 4	TABLES
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JOB NO.	15-052B		

JOHNSTON'S
 SURVEYING INC.
 900 Shady Lane, Kissimmee, Florida 34744-8595
 Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description Harmony West Phase 2 CDD

POULOS & BENNETT

April 18, 2022
 P & B Job No.: 17-084

2602 E. Livingston St.
 Orlando, Florida 32803-407, 487, 2504

www.poulosandbennett.com
 Certificate of Authorization No. 28567

Exhibit 3 - 3

Z:\2018\18-012 HARMONY WEST CDD\CADD & P&B\CDD-PHASE 1 & 2\EXHIBIT 3 - BOUNDARY MAP

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S55°19'37"E	48.11'
L2	S45°17'29"E	46.56'
L3	S36°02'44"E	47.73'
L4	S43°58'59"W	97.14'
L5	S46°01'01"E	69.61'
L6	S61°10'41"W	372.89'
L7	N89°19'29"E	198.87'
L8	S00°04'21"E	297.74'
L9	N56°09'51"E	570.57'
L10	N39°13'52"W	667.67'
L11	N38°57'47"W	538.81'
L12	N27°21'05"W	316.06'
L13	N09°42'22"W	261.13'
L14	N28°18'30"E	508.18'
L15	N26°50'03"E	290.56'
L16	N30°57'02"W	74.79'
L17	N48°51'04"E	117.06'
L18	N81°35'58"E	23.74'
L19	N26°50'03"E	952.92'
L20	N51°48'18"E	1353.02'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N74°58'16"E	1134.21'
L22	N80°15'17"E	351.38'
L23	S80°34'15"E	55.21'
L24	N75°03'58"E	54.57'
L25	N63°32'40"E	84.55'
L26	N66°40'05"E	376.47'
L27	N72°26'23"E	369.98'
L28	S86°54'28"E	296.07'
L29	S70°48'57"E	291.89'
L30	S42°39'47"E	702.24'
L31	S21°34'08"E	514.89'
L32	S07°05'17"E	467.66'
L33	S00°47'47"W	395.47'
L34	S08°30'03"W	514.86'
L35	S01°17'49"W	590.21'
L36	S10°04'43"E	420.30'
L37	S10°31'40"W	430.35'
L38	S09°13'48"E	179.12'
L39	S36°26'41"E	365.54'
L40	S03°08'07"E	226.51'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N66°20'55"E	558.81'
L42	N26°19'21"W	62.37'
L43	N90°00'00"W	1544.48'
L44	N26°19'21"W	907.87'
L45	N38°50'11"W	613.74'
L46	S69°29'52"W	431.45'
L47	N62°42'16"W	473.32'
L48	N84°21'06"W	530.40'
L49	N21°33'05"E	894.66'
L50	N25°28'06"W	938.98'
L51	S00°30'30"E	809.15'
L52	S00°31'45"E	1149.86'
L53	N76°59'29"W	327.33'
L54	S16°51'13"W	814.05'
L55	N64°49'23"W	165.03'
L56	S17°43'23"W	915.07'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHD. LENGTH	CHD. BEARING
C1	572.22	2040.00	016°04'17"	288.00	570.35	S53°08'32"W
C2	163.53	3786.83	002°28'27"	81.78	163.52	S29°46'57"E
C3	645.71	3786.83	009°46'11"	323.64	644.93	S41°34'47"E
C4	401.85	1382.69	016°39'07"	202.35	400.44	N89°03'10"W

REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 4 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
F.O.	PAGE	SHEET 3	SKETCH
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JOB NO.	15-052B		

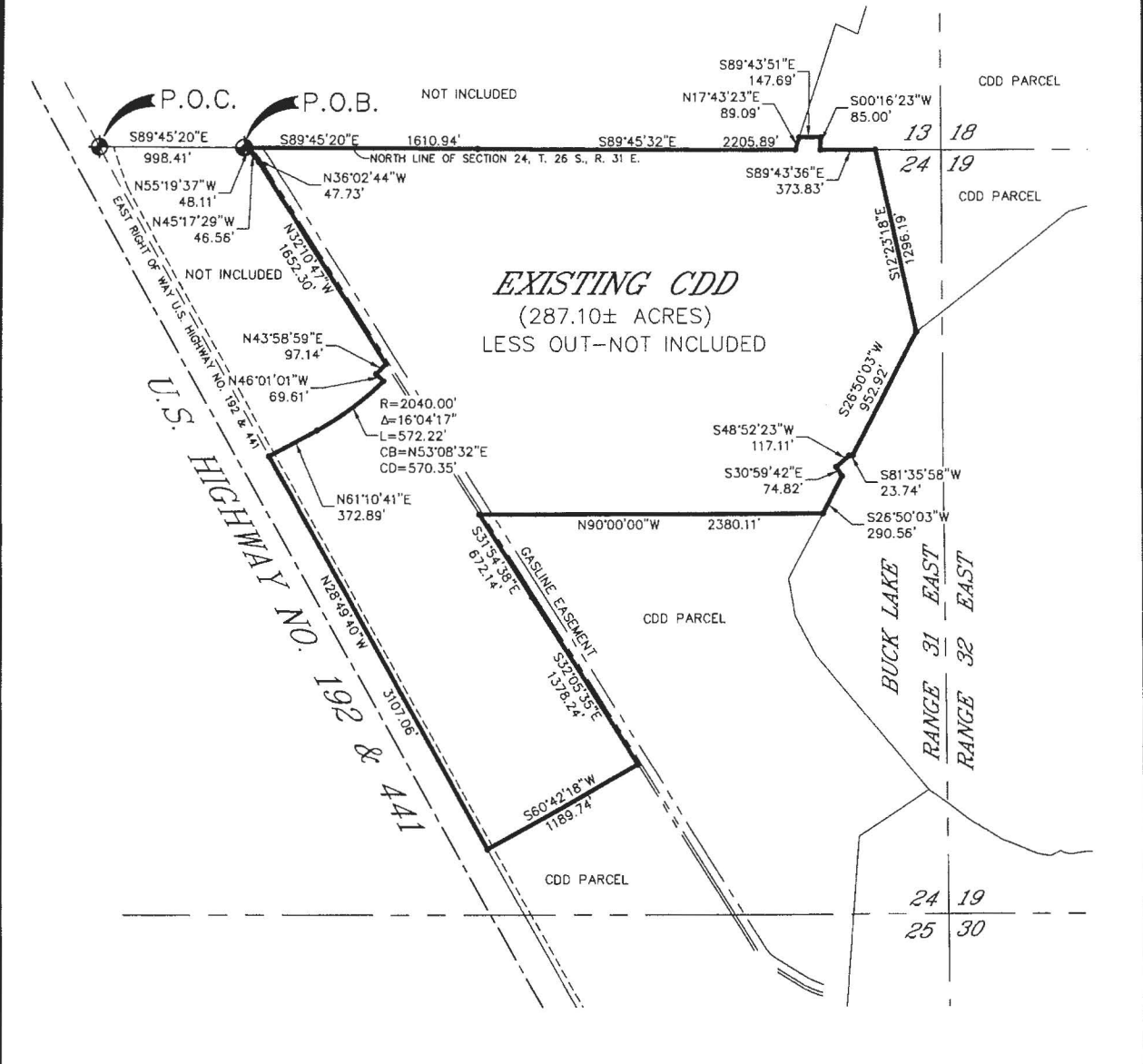
JOHNSTON'S
SURVEYING INC.
900 Shady Lane, Kissimmee, Florida 34744-8695
Tel. (407) 847-2179 Fax (407) 847-6140

District Boundary Map and Legal Description

Harmony West Phase 2 CDD

SKETCH OF DESCRIPTION

LESS OUT DETAIL



REQUESTED BY: NICK SHOOPMAN, HARMONY FLORIDA LAND, LLC

SHEET 5 OF 5

DATE	5/09/2018 (rev)	SHEET INDEX	
SCALE	1" = 2000'	SHEET 1-2	DESCRIPTION
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District Boundary Map and Legal Description Harmony West Phase 2 CDD

POULOS & BENNETT

April 18, 2022
P & B Job No.: 17-084

2602 E. Livingston St.
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

Exhibit 3 - 5

Z:\2018\18-012 HARMONY WEST CDD\CAD\EXHIBIT 3 - EXHIBIT 3 - BOUNDARY MAP

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4E

RESOLUTION 2022-22

[PHASE 2 – SECTION 170.08 MASTER ASSESSMENT RESOLUTION]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Harmony West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments on what is known as “**Phase 2**” of the District’s capital improvement plan, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure Phase 2 Projects and services necessitated by the development of, and serving lands within, the District; and
- b. On April 21, 2022, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2022-10 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the District's infrastructure improvements planned for Phase 2 of the District's capital improvement plan ("**Phase 2 Project**"); and
- c. The Phase 2 Project is described in the Declaring Resolution and the *Revised Master Engineer's Report for Capital Improvements*, dated April 21, 2022 ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Phase 2 Project are on file in the offices of the District Manager at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Phase 2 Project, and further declared its intention to defray the whole or any part of the expense of the Phase 2 Project by levying special assessments ("**Debt Assessments**") on specially benefited property within Phase 2 of the District ("**Phase 2 Assessment Area**"); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On June 16, 2022, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an “Equalization Board;” and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Phase 2 Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Phase 2 Project as set forth in the Engineer’s Report; (2) the cost of such Phase 2 Project be assessed against the lands specially benefited by such Phase 2 Project, and within the Phase 2 Assessment Area; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Phase 2 Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Phase 2 Project are as specified in the Engineer’s Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

- iv. It is reasonable, proper, just and right to assess the cost of such Phase 2 Project against the properties specially benefited thereby in the Phase 2 Assessment Area, using the method determined by the Board and set forth in the *Revised Master Special Assessment Methodology Report*, dated April 21, 2022 (“**Assessment Report**,” attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Phase 2 Project benefits all developable property within the Phase 2 Assessment Area; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to all parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Phase 2 Assessment Area is deemed to be benefited by the Phase 2 Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Phase 2 Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. AUTHORIZATION FOR PHASE 2 PROJECT; ADOPTION OF ENGINEER’S REPORT.

The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds and sets forth the costs of the Phase 2 Project. The District hereby confirms that the Phase 2 Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Phase 2 Project and the costs to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Phase 2 Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Phase 2 Project within the Phase 2 Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book.**" The Debt Assessments against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by one or more different Phase 2 Assessment Areas within the Phase 2 Assessment Area.
- b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

- c. **Contributions.** In connection with the issuance of a series of the Bonds, the Phase 2 Project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on appraised value, comprising a portion of the Phase 2 Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Phase 2 Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Phase 2 Project (e.g., land based on appraised value, infrastructure and/or work product), for completion of the Phase 2 Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When a Phase 2 Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the applicable Phase 2 Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion

of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the Phase 2 Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the Phase 2 Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within Phase 2 of the District, as the District's Phase 2 boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Phase 2 Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands in Phase 2, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Phase 2 Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration:
 - a) proof of the amount of entitlements remaining on the undeveloped lands within the Phase 2 Assessment Area, b) a revised overall development plan

showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Phase 2 Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Phase 2 Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to a Phase 2 Assessment Area comprised of specific unplatted lands which are less than all of the unplatted lands in the Phase 2 Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Phase 2 Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[CONTINUED ON NEXT PAGE]

APPROVED AND ADOPTED THIS 16TH DAY OF JUNE, 2022.

ATTEST:

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Revised Master Engineer's Report for Capital Improvements, dated April 21, 2022*

Exhibit B: *Revised Master Special Assessment Methodology Report, dated April 21, 2022*

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

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**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 294,702	\$ -	\$ -	\$ 294,702
Investments				
Revenue	-	228,568	-	228,568
Reserve	-	430,094	-	430,094
Capitalized interest	-	200,577	-	200,577
Construction	-	-	7	7
Sinking	-	130,000	-	130,000
Due from Developer	3,659	-	-	3,659
Due from Forestar Real Estate G	92,222	56,657	-	148,879
Due from Harmony CDD	1,420	-	-	1,420
Utility deposit	9,104	-	-	9,104
Total assets	<u>\$ 401,107</u>	<u>\$ 1,045,896</u>	<u>\$ 7</u>	<u>\$ 1,447,010</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable on-site	\$ 5,952	\$ -	\$ -	\$ 5,952
Accounts payable off-site	5,288	-	-	5,288
Landowner advance	3,300	-	-	3,300
Total liabilities	<u>14,540</u>	<u>-</u>	<u>-</u>	<u>14,540</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	93,642	56,657	-	150,299
Total deferred inflows of resources	<u>93,642</u>	<u>56,657</u>	<u>-</u>	<u>150,299</u>
Fund balances:				
Restricted				
Debt service	-	989,239	-	989,239
Capital projects	-	-	7	7
Committed				
Playground	4,500	-	-	4,500
Sign and wall	3,000	-	-	3,000
3 months working capital	105,482	-	-	105,482
Unassigned	179,943	-	-	179,943
Total fund balances	<u>292,925</u>	<u>989,239</u>	<u>7</u>	<u>1,282,171</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 401,107</u>	<u>\$ 1,045,896</u>	<u>\$ 7</u>	<u>\$ 1,447,010</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,226	\$ 316,289	\$ 319,474	99%
Assessment levy: off-roll	-	-	122,963	0%
Developer contribution	-	-	1,765	0%
Lot closings	10,997	64,152	-	N/A
Buck Lake mgmt & consulting cost-share	-	1,420	2,175	65%
Buck Lake maintenance cost-share	-	-	7,200	0%
Total revenues	13,223	381,861	453,577	84%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal - general counsel	389	3,637	15,000	24%
Engineering	-	-	10,000	0%
Audit	-	5,200	6,150	85%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	583	1,000	58%
Trustee	-	-	5,250	0%
Telephone	17	116	200	58%
Postage	26	133	500	27%
Printing & binding	42	292	500	58%
Legal advertising	230	2,745	1,200	229%
Annual district filing fee	-	175	175	100%
Insurance	-	6,419	6,785	95%
Contingencies	-	232	750	31%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	4,787	47,532	97,175	49%

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations and maintenance				
Field operations manager	300	1,800	5,000	36%
Field operations accounting	146	1,021	1,750	58%
Landscaping contract labor	15,605	93,627	187,255	50%
Insurance: property	-	4,657	4,811	97%
Porter services - dog park	-	-	4,920	0%
Playground ADA mulch	-	-	2,500	0%
Backflow prevention test	-	-	150	0%
Irrigation maintenance / repair	-	1,522	5,000	30%
Plants, shrubs & mulch	-	12,600	16,800	75%
Annuals	5,953	22,785	25,000	91%
Tree trimming	-	-	2,000	0%
Signage	1,969	3,402	1,000	340%
General maintenance	-	1,540	4,000	39%
Fence / wall repair	-	-	1,500	0%
Aquatic control - waterway	299	1,678	12,672	13%
Wetland monitoring & maintenance	-	4,173	6,000	70%
Buck lake mgmt & consulting cost-share	-	135	2,900	5%
Buck lake maintenance cost-share	-	-	14,400	0%
Electric:				
Irrigation	2,213	16,105	2,500	644%
Street lights	1,195	13,953	28,000	50%
Entrance signs	-	-	1,500	0%
Water irrigation	387	3,972	20,000	20%
Total field operations and maintenance	<u>28,067</u>	<u>182,970</u>	<u>349,658</u>	52%
Other fees & charges				
Property appraiser	275	275	83	331%
Tax collector	45	6,487	6,656	97%
Total other fees & charges	<u>320</u>	<u>6,762</u>	<u>6,739</u>	100%
Total expenditures	<u>33,174</u>	<u>237,264</u>	<u>453,572</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(19,951)	144,597	5	
Fund balances - beginning	312,876	148,328	119,321	
Fund balances - ending				
Playground	4,500	4,500	4,500	
Sign and wall	3,000	3,000	3,000	
3 months working capital	105,482	105,482	105,482	
Unassigned	179,943	179,943	6,344	
Fund balances - ending	<u>\$ 292,925</u>	<u>\$ 292,925</u>	<u>\$ 119,326</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 3,159	\$ 448,989	\$ 453,540	99%
Assessment levy: off-roll	-	-	90,574	0%
Lot closings	16,468	87,830	-	N/A
Interest	5	25	-	N/A
Total revenues	<u>19,632</u>	<u>536,844</u>	<u>544,114</u>	99%
EXPENDITURES				
Debt service				
Principal	-	-	130,000	0%
Interest	-	200,577	401,154	50%
Total debt service	<u>-</u>	<u>200,577</u>	<u>531,154</u>	38%
Other fees & charges				
Tax collector	62	8,979	9,449	95%
Total other fees and charges	<u>62</u>	<u>8,979</u>	<u>9,449</u>	95%
Total expenditures	<u>62</u>	<u>209,556</u>	<u>540,603</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	19,570	327,288	3,511	
Fund balances - beginning	969,669	661,951	660,770	
Fund balances - ending	<u>\$ 989,239</u>	<u>\$ 989,239</u>	<u>\$ 664,281</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
Fund balances - beginning	<u>7</u>	<u>7</u>
Fund balances - ending	<u><u>\$ 7</u></u>	<u><u>\$ 7</u></u>

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

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**MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on May 19, 2022 at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree	Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Mark Hills	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:32 p.m. Supervisors Tyree, Bronson and Van Auker were present. Supervisors Fife and Wiggins were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Results of Bio-Tech Consulting, Inc., January, 2022 Mitigation Monitoring

Mr. Rom stated the last monitoring event was in February; the actual Report will be prepared at the end of the calendar year.

38 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2022-14, Approving Proposed Budget(s) for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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47 Mr. Rom presented Resolution 2022-14. He reviewed the proposed Fiscal Year 2023
48 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
49 Year 2022 budget, and explained the reasons for any changes. Mr. Hills reviewed the “Field
50 operations and maintenance” portion of the proposed Fiscal Year 2023 budget and discussed
51 the increases and the reasons for the increases.

52 Ms. Cerbone discussed the on and off-roll assessments and explained that, as properties
53 are sold, they would transition from off-roll to on-roll assessments; the timing of the transition
54 depends upon when the Property Appraiser updates its records. Discussion ensued regarding
55 the off-roll assessment amounts for which Forestar (USA) Real Estate Group, Inc. (Forestar) is
56 responsible for in Fiscal Years 2022 and 2023.

57 Mr. Tyree questioned why Forestar’s off-roll assessment invoices are being sent to the
58 Tampa office instead of the Orlando office. Going forward, invoices and other CDD-related
59 documents should be sent to Mr. Tyree and Ms. Esperanza Maxon, at the Orlando office.

60

On MOTION by Ms. Tyree and seconded by Ms. Bronson, with all in favor, Resolution 2022-14, Approving Proposed Budget(s) for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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70 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-15, Amending Resolution 2022-10 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment

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74 on Certain Property Within the District
 75 Generally Described as Harmony West
 76 Community Development District in
 77 Accordance with Chapters 170, 190 and
 78 197, Florida Statutes, and Providing an
 79 Effective Date
 80

81 Mr. Rom presented Resolution 2022-15.
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83 On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,
 84 Resolution 2022-15, Amending Resolution 2022-10 to Re-Set the Date, Time,
 85 and Location to June 16, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900
 86 Cross Prairie Parkway, Kissimmee, Florida 34744 for the Public Hearing on
 87 Imposing a Special Assessment on Certain Property Within the District
 88 Generally Described as Harmony West Community Development District in
 89 Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an
 90 Effective Date, was adopted.

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 93 **SIXTH ORDER OF BUSINESS** Presentation of Audited Financial Report
 94 for the Fiscal Year Ended September 30,
 95 2021, Prepared by Berger, Toombs, Elam,
 96 Gaines & Frank
 97

98 Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September
 99 30, 2021 and noted the pertinent information. There were no findings, recommendations,
 100 deficiencies on internal control or instances of non-compliance; it was a clean audit.
 101

102 **SEVENTH ORDER OF BUSINESS** Consideration of Resolution 2022-16,
 103 Hereby Accepting the Audited Financial
 104 Report for the Fiscal Year Ended
 105 September 30, 2021
 106

107 Mr. Rom presented Resolution 2022-16.
 108

109 On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor,
 110 Resolution 2022-16, Hereby Accepting the Audited Financial Report for the
 111 Fiscal Year Ended September 30, 2021, was adopted.

112

113 EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-17, Amending Resolution 2022-12 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

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Mr. Rom presented Resolution 2022-17.

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On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, Resolution 2022-17, Amending Resolution 2022-12 to Re-Set the Date, Time and Location to June 16, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744 for the Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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137 NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-18, Resetting the Date, Time and Location for a Landowners’ Meeting; Providing for Publication; Addressing Conflicts; Providing for an Effective Date

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Mr. Rom presented Resolution 2022-18.

144

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2022-19, Resolution 2022-18, Resetting the Date, Time and Location for a Landowners’ Meeting to November 17, 2022 at 10:30 a.m., at 6830 Botanic Boulevard, Saint Cloud, Florida 34773; Providing for Publication; Addressing Conflicts; Providing for an Effective Date, was adopted.

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151

152 TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-19,
Amending the Annual Meeting Schedule
and Location for Fiscal Year 2021/2022

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Mr. Rom presented Resolution 2022-19.

157

158 **On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor,**
159 **Resolution 2022-19, Amending the Annual Meeting Schedule and Location for**
160 **Fiscal Year 2021/2022, was adopted.**

161
162

163 ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-20,
Amending the Annual Meeting Schedule
and Location for Fiscal Year 2022/2023

164
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166

167 Mr. Rom presented Resolution 2022-20. The following change was made to the Fiscal
168 Year 2023 Meeting Schedule:

169 LOCATION: Change to "6830 Botanic Boulevard, Saint Cloud, Florida 34773"

170

171 **On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor,**
172 **Resolution 2022-20, Amending the Annual Meeting Schedule and Location for**
173 **Fiscal Year 2022/2023, as amended, was adopted.**

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175

176 TWELFTH ORDER OF BUSINESS

Discussion: Landscape Maintenance RFP

177
178

Mr. Hills discussed ongoing issues with the landscaping and the worsening quality of the
landscape maintenance contractor's work, despite meeting with them about the problems. He
recommended seeking a new contractor via a Request for Proposals (RFP) for Landscape
Maintenance Services.

182 Mr. Tyree agreed with Mr. Hills' opinion of the conditions.

183 Mr. Hills suggested instituting a regular fountain maintenance program and presented a
184 proposal from Cascade Fountains for \$580 per quarter for quarterly fountain maintenance.
185 Categorizing the expense and budgeting for it was discussed.

186 Discussion ensued regarding terminating the current contractor, other landscape
187 contractors, the RFP timeline and possibly scheduling a Special Meeting to consider the RFP
188 responses.

189

190 **On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor,**
191 **the Landscape Maintenance Request for Proposals and authorizing Staff to**
192 **advertise the RFP and to send a Termination Notice to the current landscape**
193 **maintenance contractor, upon confirmation by Field Operations Manager, was**
194 **approved.**

195

196

197 Mr. Hills noted resident concerns about people wandering around a certain pond area,
198 parking vehicles in the grass, cutting through and loitering in the area and asked if the CDD can
199 install signage to deter these activities. Mr. Tyree replied affirmatively.

200

201 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
202 **Statements as of March 31, 2022**

203

204 Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

205 Mr. Hills stated that the lighting to the palm trees at the entrance is not operational
206 because the wiring needs to be repaired or rewired entirely. He would obtain quotes.

207

208 **On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the**
209 **Unaudited Financial Statements as of March 31, 2022, were accepted.**

210

211

212 **FOURTEENTH ORDER OF BUSINESS** **Approval of April 21, 2022 Regular Meeting**
213 **Minutes**

214

215 Mr. Rom presented the April 21, 2022 Regular Meeting Minutes.

216

217 **On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the**
218 **April 21, 2022 Regular Meeting Minutes, as presented, were approved.**

219

220

221

222 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

223

224 **A. District Counsel: *KE Law Group, PLLC***

225 Mr. Earlywine stated the bond validation hearing is coming up and bond issuance is
226 anticipated for September.

227 **B. District Engineer: *Poulos & Bennett, LLC***

228 There was no report.

229 **C. Field Operations Manager: *Association Solutions of Central Florida Inc.***

230 There was no report.

231 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

- 232 • **NEXT MEETING DATE: June 16, 2022 at 10:30 A.M.**

- 233 ○ **QUORUM CHECK**

234 The next meeting will be held on June 16, 2022.

235

236 **SIXTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

237

238 There were no Board Members' comments or requests.

239

240 **SEVENTEENTH ORDER OF BUSINESS** **Public Comments**

241

242 There were no public comments.

243

244 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

245

246

247 **On MOTION by Mr. Tyree and seconded by Ms. Bronson with all in favor, the**
248 **meeting adjourned at 2:18 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

7DI



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2022

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Harmony West Community Development District – Registered Voters

Dear Ms. Gillyard:

Thank you for your letter of April 9, 2022, requesting confirmation of the number of registered voters within the Harmony West Community Development District as of April 15, 2022.

The number of registered voters within the Harmony West CDD is 373 as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

7DII

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Johnston's Surveying, Inc., 900 Cross Prairie Parkway Kissimmee, Florida 34744

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Buck Lake Committee Meeting	10:30 AM
October 21, 2021	Regular Meeting	1:30 PM
November 18, 2021 CANCELED	Regular Meeting	1:30 PM
December 16, 2021 CANCELED	Regular Meeting	1:30 PM
January 20, 2022	Regular Meeting	1:30 PM
February 17, 2022 CANCELED	Regular Meeting	1:30 PM
March 17, 2022	Buck Lake Committee Meeting	10:30 AM
March 17, 2022 CANCELED	Regular Meeting	1:30 PM
April 21, 2022	Regular Meeting	1:30 PM
May 19, 2022	Regular Meeting	1:30 PM
June 16, 2022	Regular Meeting	10:30 AM
July 7, 2022	Special Meeting	10:30 AM
July 21, 2022	Regular Meeting	10:30 AM
August 18, 2022	Public Hearing & Regular Meeting	10:30 AM
September 15, 2022	Regular Meeting	10:30 AM