

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

August 18, 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

August 11, 2022

Board of Supervisors
Harmony West Community Development District

| |
|---|
| <u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes. |
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Dear Board Members:

The Board of Supervisors of the Harmony West Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 18, 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 on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2022-23, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-24, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Fiscal Year 2022/2023 Deficit Funding Agreement
6. Ratification of United Land Services Proposal for Additional Work (Installation of Annuals)

- 7. Ratification of 20-Year Stormwater Management Needs Analysis Report
- 8. Consideration of Sunscape Consulting Landscape Services Agreement
- 9. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 10. Approval of Minutes
 - A. June 16, 2022 Public Hearings and Regular Meeting
 - B. July 7, 2022 Special Meeting
- 11. 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*

- NEXT MEETING DATE: September 15, 2022 at 10:30 AM

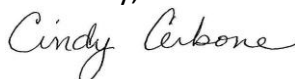
- QUORUM CHECK

| | | | |
|------------------------|------------------------------------|--------------------------------|-----------------------------|
| 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 |

- 12. Board Members' Comments/Requests
- 13. Public Comment
- 14. 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

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

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2300 Glades Rd, Ste 410W
Boca Raton, FL, 33431-8556

Bill To:

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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 Jul 27, 2022.

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



Rose Williams

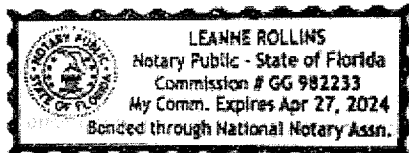
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 28 day of July, 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

Orlando Sentinel

Publication Date: 07/27/2022

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Client Name: Harmony West CDD
 Advertiser: Main News/A009/FLA
 Section/Page/Zone: Description:
 Ad Number: 7256913-1
 Insertion Number: 4 x 10.5000
 Size: B&W
 Color Type:

Maxwell

from Page 1

“fear-mongering”
 And where did the idea for that story come from? Well, records show that, two days earlier, FPL CEO Eric Silberg sent an email about the Herald’s fund that said: “I would think the Capitolist would have a field day with this one. Maybe a cartoon... with a tin cup on the street corner would be good!”

The Capitolist’s story ended up promoting the story in its newsletter with an image that portrayed one of its reporters as a panhandler with a sign that read: “Spare change for Fake News, Miami Herald reporter needs help,” the Herald reported.

Maybe that’s just a coincidence.
 In an emailed statement, Burgess told Sentinel reporters that he stands by his stories and that he has “never pitched nor solicited feedback from FPL executives on any story or business venture.”

And FPL says the Sentinel and other media are out to get them and that some of the documents we have may be doctored or misleading. (Though FPL hasn’t detailed precisely how or effected any proof.) Meanwhile, the founder of the firm that FPL hired for some of its political work — the company whose former employees were sending and receiving most of the documents and emails — has vouched for their authenticity, but says his employees acted without his knowledge or approval.

Interestingly, all this hubbub involves a website that most Floridians probably never even knew existed.

That’s one of the funny details about these pop-up online “news” sites: Many operate with super-limited audiences. The Capitolist, for instance, has 2,964 Twitter followers. By comparison, the Orlando Sentinel has 331,000. Heck, even the Sentinel’s sports has more than 13,000.

So an outlet like The Capitolist sometimes publishes pieces that few regular Floridians see, just to make its patrons or insider buddies feel better.

Want an example? Well, when I was researching some of Burgess’ recent pieces on Tuesday, I stumbled upon a fiery rant he wrote in April about another target — me. The screed howled about me and Florida journalism legend Carl Hansen (putting me in good company) in an apparent attempt to please Florida’s GOP leaders and make Carl and me mad. It just made me laugh. Why? Because Burgess published his rant more than three months ago. Yet I never heard a word about it until I happened across it Tuesday. Either nobody read it or cared enough about it to mention it.

See, these websites often operate like high-school slam books — allowing a handful of insiders to insult and mock common enemies to make themselves feel better. Like the “Mean Girls” of Florida

politics.
 In Burgess’ defense, I did find one particularly notable Florida politician promoting his stuff on Twitter: Former State Sen. Frank Artiles — the guy facing criminal charges in the “ghost candidate” scandal to which FPL operatives were connected.

Also interesting is that, while Burgess gripes about Florida newspapers, he knows the influence they have with readers who trust them. In another email to an FPL operative, Burgess floated the idea of buying a string of Florida newspapers. Burgess’ said the buyer could “let most of the clown reporters go, save a fortune, eliminate print, and syndicate content across the entire state.” He added: “We could even do it stealthily so we could inject content into all those publications and nobody has to know who’s actually pulling the strings.”

That’s the guy complaining about dishonest media. In a piece he wrote last week, Burgess said his website’s editorial philosophy “is rooted in the belief that it is virtually impossible for Florida’s businesses to get a fair shake from the legacy media in our state.” Because that’s who never really gets a fair shake in the world — deep-pocketed corporate giants.

Burgess also wrote: “Our news stories speak for themselves.”
 If only the motives had as well.

smaxwell@orlandosentinel.com

Join Orlando Sentinel columnist Scott Maxwell and Spectrum News 13 anchor Ybeth Bruzual as they ask your questions of the Democratic and Republican candidates seeking office in congressional districts 7, 9 and 10.

BE THERE
 Go to OrlandoSentinel.com/congress to register to attend the event on Thursday, July 28 from 6:30 to 9 p.m. at the Orlando Science Center. Submit your questions for the candidates too!

WATCH TAPED BROADCAST ON TV AND ONLINE
 District 7 and 9 Candidates - Friday, July 29 at 7 p.m.
 District 10 Candidates - Saturday, July 30 at 7 p.m.
 Watch on Spectrum News 13 and OrlandoSentinel.com

Community Conversation with Congressional Candidates brought to you by:

Election

from Page 1

rious committee that won’t disclose its donors has spent more than \$2 million on TV ads supporting his candidacy.

Term limits prevent him from running again in the Senate, where he’s served since 2012. He said he’s running for agriculture commissioner because he wants “every Floridian to have access to the same opportunities” he’s had to live the American dream.

One of his biggest accomplishments is getting the 2021 Right to Farm bill passed, which makes it difficult to file what the law calls “nuisance” suits against farmers.

‘I wanted to be a player’

This is the first political campaign for James Shaw, 62, an organic farmer who operated Uncle Jim’s Worm Farm in Spring Grove, Pennsylvania, for decades before turning the farm over to his son and moving to Florida. He said he “got political” after the outcome of the 2020 presidential election and believes Trump was the actual winner.

“It opened up my eyes to the political realm, and I wanted to be a player,” Shaw said. He’s only raised about \$49,000, most of it his own money, and he knows faces long odds. He lists his personal net worth at \$4.5 million.

Shaw’s platform includes protecting Florida’s food source, protecting its water supply and supporting gun rights.

“I am passionate about protecting Florida from far left agendas that are capable of destroying our state if implemented,” said Shaw, whose campaign adviser and treasurer is Maria Pycha. She was conservative radio host Dan Bongino’s manager when he ran for Congress.

In contrast to Simpson’s long family tenure, Shaw said he’s lived in Florida for the past 12 years and lists an Okeechobee address as his home, which he bought in 2010. He acquired several adjacent properties and owns

property in Indian River County too.

None of them has a homestead exemption, according to real estate records.

Democrats in the running

Naomi Esther Blumra describes the North Miami resident as a “Believer, Wife, Mother, Entrepreneur, Author, Philanthropist... Lisa Coach & Womens Advocate.”

A member of the North Miami-Dade Democratic Executive Committee, Blumra said a Ballotpedia survey that she’s an advocate for small farmers, clean water, renewable energy, gun reform, and making sure everyone has access to the state’s resources.

Blumra raised \$40,000, including a \$10,000 loan to herself, and spent \$21,000. She’s also filed for matching funds, which requires candidates for Cabinet posts to raise at least \$100,000 to qualify.

Jacques Rene “JR” Galliot, a Green Cove Springs resident who works for AT&T, was born in New York and spent part of his childhood in Haiti. He told Ballotpedia he would focus on consumer protection issues such as price gouging and other predatory practices.

Galliot ran for office twice before and lost. He ran unopposed in the 2012 Democratic primary for the U.S. House District 3 seat but lost to Republican Ted Yoho. Galliot lost to Tracie Davis in the 2016 Democratic Primary for House District 12.

He’s raised \$18,400, including \$4,300 in personal loans as of July 15, and spent nearly \$9,000.

Also running is Ryan Morales, a Clermont resident who’s been in the entertainment industry most of his life and has a consulting business.

He ran in the 2020 Democratic primary for state House District 32 but lost to Stephanie Dukes. He lost in the general election to Republican incumbent Anthony Sabatini.

Morales raised almost \$18,000 since February 2021 when he first announced his candidacy, including more than \$3,000 in loans to himself. He spent over \$13,000 as of July 15.

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HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Isomoran Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Harmony West Community Development District (“District”) will hold the following two public hearings and a regular meeting on August 18, 2022, at 10:30 a.m., and at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“Fiscal Year 2022/2023”). The second public hearing is being held pursuant to Chapters 180, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“OM Assessments”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OSM Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed OSM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OSM Assessments, which are subject to change at the hearing.

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual OSM Assessment |
|----------------------|--------------------------|-----------------------------------|-----------------------|
| Platted Lot | 620 | 1 | \$665.65 |
| Undeveloped Property | 810.39 Acres | 0.412 | \$356.72 |

(1) Annual OSM Assessment may also include County collection costs and early payment discounts.

The OSM Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the OSM Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **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.**

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Warshell, Hunt and Associates, LLC, P.O. Box 571-0010 (“District Manager’s Office”). 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 Manager’s 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 Manager’s 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 Manager’s Office within twenty (20) days of the end 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 Manager’s Office.

District Manager

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

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Boca Raton, FL, 33431-8556

Bill To:

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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 Aug 03, 2022.

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



Signature of Affiant

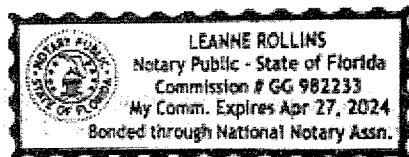
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 4 day of August, 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

Remembering Pat Carroll's legacy at Disney Parks

By Amanda Kondolej
Orlando Sentinel

Emmy Award-winning actor Pat Carroll had nearly 100 film and TV credits to her name according to IMDb when she died July 30 at age 95, but Disney fans knew Carroll best as iconic Disney villain Ursula, first seen in 1989's "The Little Mermaid."

Carroll's voice work was lauded by critics upon the animated film's initial release, with Roger Ebert calling Ursula Disney's "most satisfying villainess since the witch in Snow White and the Seven Dwarfs" in his review for the Chicago Sun-Times.

With such a legacy, it's no wonder that Carroll continued to reprise her role as the Disney villain for more

than three decades, not only in video games, sequels and spinoff TV series, but also theme park attractions, including over half a dozen at Walt Disney World alone.

Carroll's last performance as Ursula for an attraction at Walt Disney World was in 2019 for "Disney's Not So Spooky Fireworks Spectacular," the new nighttime show for Mickey's Not-So-Scary Halloween Party that debuted that year, and will be performed again at this year's event.

Carroll can also be heard voicing Ursula in the Under the Sea — Journey of the Little Mermaid attraction in Fantasyland at Magic Kingdom and in the Fantasmic! nighttime spectacular show, which will be returned to Disney's Hollywood Studios later this year.



Pat Carroll attends the Broadway opening of "The Little Mermaid" at the Lunt-Fontanne Theater on Jan. 10, 2008, in New York. EVAN AGOSTINI/AP

Carroll's voice has been a part of several defunct attractions over the years including 1991's Spectro-

Magic parade, the Sorcerers of the Magic Kingdom interactive card game, the seasonal Happy HalloWishes fireworks spectacular and the Voyage of the Little Mermaid stage show, which still has signage up at Disney's Hollywood Studios but has not been performed since 2020.

"She was such fun to do," Carroll said about voicing Ursula the sea witch in a 2011 interview. "To be mean is fun, it's just so delicious to be the villainess. I loved every second of [recording the original voice] and I've delighted in it since then."

Want to reach out? Email me at akondolej@orlandosentinel.com. For more fun things, follow @fun_things_orlando on Instagram, Facebook and Twitter.

Accellacare

Help advance RSV vaccine development needed to protect those who are vulnerable

A research study is evaluating an investigational RSV vaccine for adults 60 years of age and older.

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K2Med@accellacare.com

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IN BRIEF

Bicyclist struck, killed by truck

Florida Highway Patrol is investigating the death of a bicyclist hit by a pickup truck driver.

The crash happened Tuesday around 6:26 a.m. on County Road 525 just east of Lake Tohopekaliga Road, FHP said.

The driver, a 56-year-old man from St. Cloud, was traveling east on C.R. 525 when he clipped the bicyclist in front of him, FHP stated in its crash report. The front of his truck hit the back of the victim's bike, which ejected the bicyclist to the shoulder of the road. The unidentified man was transported to HCA Florida Healthcare in Osceola before he died, FHP said.

The bicyclist was not wearing a helmet during the crash but did not have any lights on his bike. Also, FHP said the victim wasn't carrying any identification.

Authorities are still investigating the incident.

—Garfield Hyhon

Man shot and killed in Apopka

A man was shot and killed Monday morning at an Apopka auto body shop, according to news outlets.

Around 10 a.m., Apopka police responded to a shooting on the 800 block of South Robinson Avenue, according to a report by WFTV.

Officers arrived and found a man suffering from a gunshot wound, WFTV reported. The man was transported to the hospital, where he was later pronounced dead, according to the report. WFTV also reported the victim was the owner of the auto body shop.

The shooter was arrested, but his identity has not been released at this time. Apopka police were not immediately

available for details.

—Joe Mario Pedersen

Gator found swimming with knife in head

An alligator was euthanized over the weekend in Volusia County after many took to social media pointing out a knife was stuck in the animal's head, according to news outlets. The Florida Fish and Wildlife Conservation Commission is investigating the incident after photos of the gator were posted to social media, according to a report by WKMG. The gator was spotted in a pond behind a Subway restaurant on Providence Boulevard off Doyle Road in Deltona, the report showed. FWC officers euthanized the gator because of its injuries. No suspect information was released.

—Joe Mario Pedersen

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Orangewood Water Treatment Plant Treatment Technique Requirement Water System ID# 348-4119-03

Utilities are required to monitor drinking water on a regular basis. During the time period of January 1, 2022, through June 30, 2022, the pH at the Orange County Utilities Orangewood Water Treatment Plant fell under the compliance pH range limits (7.6 – 8.3) that reflect optimal corrosion control on more than 9 days at the point-of-entry to the water system. This is not a health risk. If it had been, you would have been notified immediately.

What should I do?

There is nothing you need to do at this time. You do not need to boil your water or use an alternative water source. For those who may not have received this notice directly, (for example, people in apartments, nursing homes, schools, and businesses), please share this information with others who drink this water. You can do this by posting this notice in a public place or distributing copies by hand or mail.

If you need additional information, please contact the Utilities Laboratory at 407-254-9550.

What is being done?

Orange County Utilities is taking steps to determine whether the lower pH is due to a slight change in source water quality or whether adjustments to the treatment process need to be made. We will continue point-of-entry monitoring and will take actions to ensure the pH level at the Orangewood Water Treatment Plant does not drop below the minimum level in the future.

This notice is being provided by Orange County Utilities in consultation with the Florida Department of Environmental Protection on July 18, 2022.

Religious leaders file lawsuit challenging 15-week abortion ban

By Wells Dusenberry
South Florida Sun Sentinel

A diverse group South Florida religious leaders have filed a lawsuit challenging Florida's 15-week abortion ban, arguing it violates freedom of speech and the free exercise of religion.

The lawsuit, which was filed in Miami-Dade County on Monday, seeks to overturn the new state law, which restricts abortion after 15 weeks and provides no exception for rape, incest or trafficking. The legal action comes after the Supreme Court overturned the precedent of Roe v. Wade in June, paving the way for states to implement abortion bans.

The filing is spearheaded by seven faith-based leaders in Florida, six of whom are from South Florida. The plaintiffs represent a wide array of religious denominations, including Open Awareness Buddhist Center, Temple Beth Shalom, Congregation Beth Am, Beth Or, United Church of Christ and Unitarian Universalist Congregation.

"The plaintiffs are filing the lawsuits as individuals, and not as representatives for their religious institutions. The Rev. Laurinda Hafner, of Coral Gables United Church of Christ, said the clergy leaders came together and decided to file the lawsuit in part because they're "concerned about the future of our state and the future of our religious freedom to talk with parishioners or to openly share with those who are faced with difficult decisions or aspects of reproductive justice to do so freely and faithfully."

While some South Florida church leaders have celebrated the Supreme Court overturning Roe v. Wade, Hafner said she believes those groups are in the minority and that a majority of Christians do believe in

a woman's right to choose." "I think because their voices are so strident and so bold and so out there, that folks kind of lump them into all Christian thought," Hafner said.

"Our goal here is to remind people there are other witnesses. There are other voices and I do not want my religious freedom hijacked by those who say this is the Christian way because it's not."

A Leon circuit judge last month blocked the 15-week abortion law, declaring it a likely violation of the Florida Constitution. But the judge's decision was quickly overturned because of a state appeal.

In the newest legal case involving religious leaders, they are being represented by Marci Hamilton, a professor at the University of Pennsylvania and the law firms of Spiro Harrison and Jayaram Law.

"For decades, the Catholic bishops and the Evangelical right wing have claimed a singular religious high ground on the issue of abortion rights, and tried to label anyone opposed to their views as 'secularists,'" Hamilton said in a news release.

"Yet there are millions of Americans whose deeply held religious beliefs, free speech, and conduct are being unduly burdened by restrictive abortion bans. Freedom of religion must protect the religious rights and beliefs of all citizens — not just those opposed to women's right to choose."

The lawsuit challenging the abortion ban is one of numerous cases filed against the state, including one case in Leon County Circuit Court centering on the argument that the law that bans most abortions after 15 weeks violates a privacy clause in Florida's Constitution that includes the right to terminate a pregnancy.

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meetings

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The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("OM&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023, to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OM&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed OM&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OM&M Assessments, which are subject to change at the hearing.

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual OM&M Assessment(s) |
|----------------------|--------------------------|-----------------------------------|---------------------------|
| Platted Lot | 620 | 1 | \$665.65 |
| Undeveloped Property | 810.59 Acres | 0.412 | \$336.72 |

(1) Annual OM&M Assessment may also include County collection costs and early payment discounts.

The OM&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the OM&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. 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.

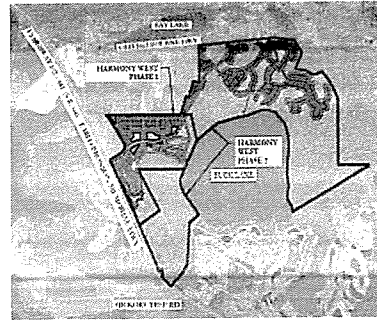
For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, 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 bill may not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wraithall, Hunt and Associates, LLC, Ph. 561-571-0010 ("District Manager's Office"). 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 Manager's 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 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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 Manager's 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 hearing or meeting is advised that notice 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 Manager's Office.

District Manager



HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2022-23

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Harmony West Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony West Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2022.

ATTEST:

**HARMONY WEST COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

| Description | Page Number(s) |
|--|-----------------------|
| General fund budget | 1 - 2 |
| Definitions of general fund expenditures | 3 - 4 |
| Debt service fund budget | 5 |
| Amortization table | 6 - 7 |
| Assessment Summary | 8 |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|--|------------------------------|------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 332,785 | | | | \$ 538,079 |
| Allowable discounts (4%) | (13,311) | | | | (21,523) |
| Assessment levy: on-roll - net | 319,474 | \$314,064 | \$ 5,410 | \$ 319,474 | 516,556 |
| Assessment levy: off-roll | 122,963 | - | 69,809 | 69,809 | 272,210 |
| Developer contribution | 1,765 | - | - | - | - |
| Lot closings | - | 53,154 | - | 53,154 | - |
| Buck Lake management & consulting-cost share | 2,175 | 1,420 | 755 | 2,175 | 2,175 |
| Buck Lake maintenance-cost share | 7,200 | - | - | - | 7,200 |
| Total revenues | <u>453,577</u> | <u>368,638</u> | <u>75,974</u> | <u>444,612</u> | <u>798,141</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal - general counsel | 15,000 | 3,248 | 8,000 | 11,248 | 25,000 |
| Engineering | 10,000 | - | 18,000 | 18,000 | 10,000 |
| Audit | 6,150 | 5,200 | 950 | 6,150 | 11,350 |
| Arbitrage rebate calculation | 750 | - | 750 | 750 | 750 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 2,000 |
| Trustee | 5,250 | - | 5,250 | 5,250 | 10,500 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 105 | 395 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,200 | 2,514 | 1,000 | 3,514 | 1,200 |
| Annual district filing fee | 175 | 175 | - | 175 | 175 |
| Insurance: GL & POL | 6,785 | 6,419 | 366 | 6,785 | 7,661 |
| Contingencies | 750 | 232 | 518 | 750 | 750 |
| Website | | | | | |
| Hosting & maintenance | 705 | - | 705 | 705 | 705 |
| ADA compliance | 210 | - | 210 | 210 | 210 |
| Property appraiser | 83 | - | 83 | 83 | 83 |
| Tax collector | 6,656 | 6,443 | 213 | 6,656 | 10,762 |
| Total professional & administrative | <u>103,914</u> | <u>49,186</u> | <u>61,290</u> | <u>110,476</u> | <u>130,346</u> |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | Total Actual & Projected | Proposed Budget FY 2023 |
|--|------------------------------|------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/22 | Projected through 9/30/2022 | | |
| EXPENDITURES (continued) | | | | | |
| Field operations and maintenance | | | | | |
| Field operations manager | 5,000 | 1,500 | 3,500 | 5,000 | 6,000 |
| Field operations accounting | 1,750 | 875 | 875 | 1,750 | 1,750 |
| Landscaping contract labor | 187,255 | 78,023 | 109,232 | 187,255 | 310,000 |
| Landscape consultant | - | - | - | - | 12,000 |
| Insurance: property | 4,811 | 4,657 | 154 | 4,811 | 5,630 |
| Porter services - dog park | 4,920 | - | 4,920 | 4,920 | 4,920 |
| Playground ADA mulch | 2,500 | - | - | - | 4,000 |
| Backflow prevention test | 150 | - | - | - | 150 |
| Irrigation maintenance/repair | 5,000 | 1,522 | 3,478 | 5,000 | 7,000 |
| Plants, shrubs & mulch | 16,800 | 12,600 | 4,200 | 16,800 | 23,000 |
| Annuals | 25,000 | 16,832 | 6,400 | 23,232 | 44,000 |
| Tree trimming | 2,000 | - | 2,000 | 2,000 | 15,000 |
| Signage | 1,000 | 1,433 | 1,970 | 3,403 | 2,500 |
| General maintenance | 4,000 | 1,540 | 2,460 | 4,000 | 5,500 |
| Fence/wall repair | 1,500 | - | 1,500 | 1,500 | 4,000 |
| Aquatic control - waterway | 12,672 | 1,379 | 11,293 | 12,672 | 27,300 |
| Fountain maintenance | - | - | 1,500 | 1,500 | 2,000 |
| Buck Lake management & consulting-cost share | 2,900 | 135 | 2,765 | 2,900 | 3,300 |
| Buck Lake maintenance-cost share | 14,400 | - | 7,200 | 7,200 | 14,400 |
| Wetland monitoring and maintenance | 6,000 | 4,173 | 1,827 | 6,000 | 6,000 |
| Electric: | | | | | |
| Irrigation | 2,500 | 13,893 | 14,000 | 27,893 | 27,000 |
| Street lights | 28,000 | 12,758 | 15,242 | 28,000 | 28,000 |
| Entrance signs | 1,500 | - | 1,500 | 1,500 | 3,000 |
| Palm tree lights | - | - | 4,800 | 4,800 | 5,000 |
| Fountain | - | - | - | - | 12,000 |
| Water- irrigation | 20,000 | 3,584 | 16,416 | 20,000 | 35,000 |
| Total field operations & maintenance | <u>349,658</u> | <u>154,904</u> | <u>212,857</u> | <u>372,136</u> | <u>608,450</u> |
| Total expenditures | <u>453,572</u> | <u>204,090</u> | <u>274,147</u> | <u>482,612</u> | <u>738,796</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 5 | 164,548 | (198,173) | (38,000) | 59,345 |
| Fund balance - beginning (unaudited) | 119,321 | 148,328 | 312,876 | 148,328 | 110,328 |
| Fund balance - ending (projected) | | | | | |
| Committed | | | | | |
| Assigned | | | | | |
| Playground | 4,500 | 4,500 | 4,500 | 4,500 | 6,000 |
| Sign and wall | 3,000 | 3,000 | 3,000 | 3,000 | 4,000 |
| 3 months working capital | 105,482 | 105,482 | 105,482 | 105,482 | 147,445 |
| Unassigned | 6,344 | 199,894 | 107,203 | 102,828 | 12,228 |
| Fund balance - ending (projected) | <u>\$ 119,326</u> | <u>\$ 312,876</u> | <u>\$ 114,703</u> | <u>\$ 110,328</u> | <u>\$ 169,673</u> |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | | |
|---------------------------------|---|-----------|
| Management/accounting/recording | | \$ 48,000 |
| | <p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services; however, it has been reduced by approximately 80% for the current fiscal year due to the reduced level of activity that is anticipated.</p> | |
| Legal - general counsel | | 25,000 |
| | <p>The District's Attorney provides on-going general counsel and legal representation. As such, they are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> | |
| Engineering | | 10,000 |
| | <p>The District's Engineer provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | | 11,350 |
| | <p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p> | |
| Dissemination agent | | 2,000 |
| | <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p> | |
| Telephone | | 200 |
| | <p>Telephone and fax machine.</p> | |
| Postage | | 500 |
| | <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | | 500 |
| | <p>Copies, agenda package items, etc.</p> | |
| Legal advertising | | 1,200 |
| | <p>The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.</p> | |
| Annual district filing fee | | 175 |
| | <p>Annual fee paid to the Florida Department of Economic Opportunity.</p> | |
| Insurance: GL & POL | | 7,661 |
| | <p>The District carries public officials liability and general liability insurance. The limit of liability is set at \$1,000,000 for public officials liability.</p> | |
| Contingencies | | 750 |
| | <p>Bank charges and other miscellaneous expenses incurred during the year.</p> | |
| Website | | |
| | <p>Hosting & maintenance</p> | 705 |
| | <p>ADA compliance</p> | 210 |
| | <p>Tax collector</p> | 10,762 |
| | <p>Total professional & administrative</p> | 130,346 |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

| | |
|---|--------------------------|
| Field operations manager | 6,000 |
| Field operations accounting | 1,750 |
| Landscaping contract labor | 310,000 |
| Basic maintenance, irrigation inspection and fertilization/pest control | |
| Landscape consultant | 12,000 |
| Insurance: property | 5,630 |
| Porter services - dog park | 4,920 |
| Playground ADA mulch | 4,000 |
| Backflow prevention test | 150 |
| Irrigation maintenance/repair | 7,000 |
| Plants, shrubs & mulch | 23,000 |
| Annuals | 44,000 |
| Tree trimming | 15,000 |
| Signage | 2,500 |
| General maintenance | 5,500 |
| Fence/wall repair | 4,000 |
| Aquatic control - waterway | 27,300 |
| Fountain maintenance | 2,000 |
| Buck Lake management & consulting-cost share | 3,300 |
| Buck Lake maintenance-cost share | 14,400 |
| Wetland monitoring and maintenance | 6,000 |
| Electric: | |
| Irrigation | 27,000 |
| Street lights | 28,000 |
| Entrance signs | 3,000 |
| Palm tree lights | 5,000 |
| Fountain | 12,000 |
| Water- irrigation | 35,000 |
| Total field operations & maintenance | <u>608,450</u> |
| Total expenditures | <u><u>\$ 738,796</u></u> |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual Through 3/31/2022 | Projected Through 9/30/2022 | | |
| REVENUES | | | | | |
| Assessment levy: on-roll | \$ 472,437 | | | | \$ 568,598 |
| Allowable discounts (4%) | (18,897) | | | | (22,744) |
| Net assessment levy - on-roll | 453,540 | \$ 445,829 | \$ 7,711 | \$ 453,540 | 545,854 |
| Assessment levy: off-roll | 90,574 | 71,362 | 19,212 | 90,574 | - |
| Interest | - | 20 | - | 20 | - |
| Total revenues | 544,114 | 517,211 | 26,923 | 544,134 | 545,854 |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 130,000 | - | 130,000 | 130,000 | 135,000 |
| Interest | 401,154 | 200,577 | 200,577 | 401,154 | 395,791 |
| Tax collector | 9,449 | 8,916 | 533 | 9,449 | 11,372 |
| Total expenditures | 540,603 | 209,493 | 331,110 | 540,603 | 542,163 |
| Excess/(deficiency) of revenues over/(under) expenditures | 3,511 | 307,718 | (304,187) | 3,531 | 3,691 |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 3,511 | 307,718 | (304,187) | 3,531 | 3,691 |
| Beginning fund balance (unaudited) | 660,770 | 661,951 | 969,669 | 661,951 | 665,482 |
| Ending fund balance (projected) | <u>\$664,281</u> | <u>\$ 969,669</u> | <u>\$ 665,482</u> | <u>\$ 665,482</u> | <u>669,173</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (430,093) |
| Interest expense - November 1, 2023 | | | | | (195,111) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | <u>\$ 43,969</u> |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

| | Principal | Prepayment | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|-------------------|--------------------|-----------------|---------------------|---------------------|
| 11/01/22 | | | | 197,895.63 | 197,895.63 | 7,740,000.00 |
| 05/01/23 | 135,000.00 | | 4.125% | 197,895.63 | 332,895.63 | 7,605,000.00 |
| 11/01/23 | | | | 195,111.25 | 195,111.25 | 7,605,000.00 |
| 05/01/24 | 140,000.00 | | 4.125% | 195,111.25 | 335,111.25 | 7,465,000.00 |
| 11/01/24 | | | | 192,223.75 | 192,223.75 | 7,465,000.00 |
| 05/01/25 | 155,000.00 | | 4.750% | 192,223.75 | 347,223.75 | 7,310,000.00 |
| 11/01/25 | | | | 188,542.50 | 188,542.50 | 7,310,000.00 |
| 05/01/26 | 160,000.00 | | 4.750% | 188,542.50 | 348,542.50 | 7,150,000.00 |
| 11/01/26 | | | | 184,742.50 | 184,742.50 | 7,150,000.00 |
| 05/01/27 | 170,000.00 | | 4.750% | 184,742.50 | 354,742.50 | 6,980,000.00 |
| 11/01/27 | | | | 180,705.00 | 180,705.00 | 6,980,000.00 |
| 05/01/28 | 175,000.00 | | 4.750% | 180,705.00 | 355,705.00 | 6,805,000.00 |
| 11/01/28 | | | | 176,548.75 | 176,548.75 | 6,805,000.00 |
| 05/01/29 | 185,000.00 | | 4.750% | 176,548.75 | 361,548.75 | 6,620,000.00 |
| 11/01/29 | | | | 172,155.00 | 172,155.00 | 6,620,000.00 |
| 05/01/30 | 195,000.00 | | 5.100% | 172,155.00 | 367,155.00 | 6,425,000.00 |
| 11/01/30 | | | | 167,182.50 | 167,182.50 | 6,425,000.00 |
| 05/01/31 | 205,000.00 | | 5.100% | 167,182.50 | 372,182.50 | 6,220,000.00 |
| 11/01/31 | | | | 161,955.00 | 161,955.00 | 6,220,000.00 |
| 05/01/32 | 215,000.00 | | 5.100% | 161,955.00 | 376,955.00 | 6,005,000.00 |
| 11/01/32 | | | | 156,472.50 | 381,472.50 | 6,005,000.00 |
| 05/01/33 | 225,000.00 | | 5.100% | 156,472.50 | 156,472.50 | 5,780,000.00 |
| 11/01/33 | | | | 150,735.00 | 390,735.00 | 5,780,000.00 |
| 05/01/34 | 240,000.00 | | 5.100% | 150,735.00 | 150,735.00 | 5,540,000.00 |
| 11/01/34 | | | | 144,615.00 | 394,615.00 | 5,540,000.00 |
| 05/01/35 | 250,000.00 | | 5.100% | 144,615.00 | 144,615.00 | 5,290,000.00 |
| 11/01/35 | | | | 138,240.00 | 403,240.00 | 5,290,000.00 |
| 05/01/36 | 265,000.00 | | 5.100% | 138,240.00 | 138,240.00 | 5,025,000.00 |
| 11/01/36 | | | | 131,482.50 | 406,482.50 | 5,025,000.00 |
| 05/01/37 | 275,000.00 | | 5.100% | 131,482.50 | 131,482.50 | 4,750,000.00 |
| 11/01/37 | | | | 124,470.00 | 414,470.00 | 4,750,000.00 |
| 05/01/38 | 290,000.00 | | 5.100% | 124,470.00 | 124,470.00 | 4,460,000.00 |
| 11/01/38 | | | | 117,075.00 | 422,075.00 | 4,460,000.00 |
| 05/01/39 | 305,000.00 | | 5.250% | 117,075.00 | 117,075.00 | 4,155,000.00 |
| 11/01/39 | | | | 109,068.75 | 434,068.75 | 4,155,000.00 |
| 05/01/40 | 325,000.00 | | 5.250% | 109,068.75 | 109,068.75 | 3,830,000.00 |
| 11/01/40 | | | | 100,537.50 | 440,537.50 | 3,830,000.00 |
| 05/01/41 | 340,000.00 | | 5.250% | 100,537.50 | 100,537.50 | 3,490,000.00 |
| 11/01/41 | | | | 91,612.50 | 451,612.50 | 3,490,000.00 |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

| | Principal | Prepayment | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|-------------------|--------------------|---------------------|----------------------|---------------------|
| 05/01/42 | 360,000.00 | | 5.250% | 91,612.50 | 91,612.50 | 3,130,000.00 |
| 11/01/42 | | | | 82,162.50 | 462,162.50 | 3,130,000.00 |
| 05/01/43 | 380,000.00 | | 5.250% | 82,162.50 | 82,162.50 | 2,750,000.00 |
| 11/01/43 | | | | 72,187.50 | 472,187.50 | 2,750,000.00 |
| 05/01/44 | 400,000.00 | | 5.250% | 72,187.50 | 72,187.50 | 2,350,000.00 |
| 11/01/44 | | | | 61,687.50 | 481,687.50 | 2,350,000.00 |
| 05/01/45 | 420,000.00 | | 5.250% | 61,687.50 | 61,687.50 | 1,930,000.00 |
| 11/01/45 | | | | 50,662.50 | 495,662.50 | 1,930,000.00 |
| 05/01/46 | 445,000.00 | | 5.250% | 50,662.50 | 50,662.50 | 1,485,000.00 |
| 11/01/46 | | | | 38,981.25 | 508,981.25 | 1,485,000.00 |
| 05/01/47 | 470,000.00 | | 5.250% | 38,981.25 | 38,981.25 | 1,015,000.00 |
| 11/01/47 | | | | 26,643.75 | 521,643.75 | 1,015,000.00 |
| 05/01/48 | 495,000.00 | | 5.250% | 26,643.75 | 26,643.75 | 520,000.00 |
| 11/01/48 | | | | 13,650.00 | 533,650.00 | 520,000.00 |
| 05/01/49 | 520,000.00 | | 5.250% | 13,650.00 | 7,753,650.00 | - |
| Total | 7,740,000.00 | | | 6,854,691.26 | 22,334,691.26 | |

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

| On-Roll Assessments - 2018 Bond Area | | | | | |
|---|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Product/Parcel | Units | FY 2023 | | | FY 2022 |
| | | O&M | DS | Total | Total |
| | | Assessment per Unit | Assessment per Unit | Assessment per Unit | Assessment per Unit |
| SF 40' | 251 | \$ 867.87 | \$ 778.64 | \$ 1,646.51 | \$ 1,428.61 |
| SF 50' | 297 | 867.87 | 973.29 | 1,841.16 | 1,623.26 |
| SF 60' | 72 | 867.87 | 1,167.95 | 2,035.82 | 1,817.92 |
| Total | 620 | | | | |

| Off-Roll Assessments - Future Bond Area - Phases 2A & 2B | | | | | |
|---|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Product/Parcel | Units | FY 2023 | | | FY 2022 |
| | | O&M | DS | Total | Total |
| | | Assessment per Unit | Assessment per Unit | Assessment per Unit | Assessment per Unit |
| SF 40' | 126 | \$ 815.80 | \$ - | \$ 815.80 | \$ 49.85 |
| SF 50' | 73 | 815.80 | - | 815.80 | 49.85 |
| SF 60' | 26 | 815.80 | - | 815.80 | 49.85 |
| Total | 225 | | | | |

| Off-Roll Assessments - Future Bond Area - Phases 2C Through 2J | | | | | |
|---|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| Product/Parcel | Units | FY 2023 | | | FY 2022 |
| | | O&M | DS | Total | Total |
| | | Assessment per Unit | Assessment per Unit | Assessment per Unit | Assessment per Unit |
| SF 40' | 414 | \$ 95.74 | \$ - | \$ 95.74 | \$ 49.85 |
| SF 50' | 426 | 95.74 | - | 95.74 | 49.85 |
| SF 60' | 86 | 95.74 | - | 95.74 | 49.85 |
| Total | 926 | | | | |

GRAND TOTAL 1,771

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4A

Orlando Sentinel

MEDIA GROUP

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 Jul 27, 2022.

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

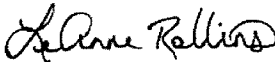


Rose Williams

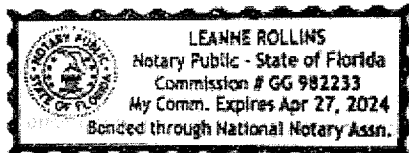
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 28 day of July, 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

Orlando Sentinel

Publication Date: 07/27/2022

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Ad Number: 7256913-1
 Client Name: Harmony West CDD
 Insertion Number: 4 x 10.5000
 Size: B&W
 Color Type:
 Advertiser: Harmony West CDD
 Section/Page/Zone: Main News/A009/FLA
 Description:

Maxwell

from Page 1

“fear-mongering”
 And where did the idea for that story come from? Well, records show that, two days earlier, FPL CEO Eric Silberg sent an email about the Herald’s fund that said: “I would think the Capitolist would have a field day with this one. Maybe a cartoon... with a tin cup on the street corner would be good!”

The Capitolist’s story ended up promoting the story in its newsletter with an image that portrayed one of its reporters as a panhandler with a sign that read: “Share change for Fake News, Miami Herald reporter needs help,” the Herald reported.

Maybe that’s just a coincidence.
 In an emailed statement, Burgess told Sentinel reporters that he stands by his stories and that he has “never pitched nor solicited feedback from FPL executives on any story or business venture.”

And FPL says the Sentinel and other media are out to get them and that some of the documents we have may be doctored or misleading. (Though FPL hasn’t detailed precisely how or effected any proof.) Meanwhile, the founder of the firm that FPL hired for some of its political work — the company whose former employees were sending and receiving most of the documents and emails — has vouched for their authenticity, but says his employees acted without his knowledge or approval.

Interestingly, all this hubbub involves a website that most Floridians probably never even knew existed.

That’s one of the funny details about these pop-up online “news” sites: Many operate with super-limited audiences. The Capitolist, for instance, has 2,964 Twitter followers. By comparison, the Orlando Sentinel has 331,000. Heck, even the Sentinel’s sports has more than 13,000.

So an outlet like The Capitolist sometimes publishes pieces that few regular Floridians see, just to make its patrons or insider buddies feel better.

Want an example? Well, when I was researching some of Burgess’ recent pieces on Tuesday, I stumbled upon a fiery rant he wrote in April about another target — me. The screed howled about me and Florida journalism legend Carl Hansen (putting me in good company) in an apparent attempt to please Florida’s GOP leaders and make Carl and me mad. It just made me laugh. Why? Because Burgess published his rant more than three months ago. Yet I never heard a word about it until I happened across it Tuesday. Either nobody read it or cared enough about it to mention it.

See, these websites often operate like high-school slam books — allowing a handful of insiders to insult and mock common enemies to make themselves feel better. Like the “Mean Girls” of Florida

politics.
 In Burgess’ defense, I did find one particularly notable Florida politician promoting his stuff on Twitter: Former State Sen. Frank Artiles — the guy facing criminal charges in the “ghost candidate” scandal to which FPL operatives were connected.

Also interesting is that, while Burgess gripes about Florida newspapers, he knows the influence they have with readers who trust them. In another email to an FPL operative, Burgess floated the idea of buying a string of Florida newspapers. Burgess’ said the buyer could “let most of the clown reporters go, save a fortune, eliminate print, and syndicate content across the entire state.” He added: “We could even do it stealthily so we could inject content into all those publications and nobody has to know who’s actually pulling the strings.”

That’s the guy complaining about dishonest media. In a piece he wrote last week, Burgess said his website’s editorial philosophy “is rooted in the belief that it is virtually impossible for Florida’s businesses to get a fair shake from the legacy media in our state.” Because that’s who never really gets a fair shake in the state — deep-pocketed corporate giants.

Burgess also wrote: “Our news stories speak for themselves.”
 If only the motives had as well.

smaxwell@orlandosentinel.com

Join Orlando Sentinel columnist Scott Maxwell and Spectrum News 13 anchor Ybeth Bruzual as they ask your questions of the Democratic and Republican candidates seeking office in congressional districts 7, 9 and 10.

BE THERE
 Go to OrlandoSentinel.com/congress to register to attend the event on Thursday, July 28 from 6:30 to 9 p.m. at the Orlando Science Center. Submit your questions for the candidates too!

WATCH TAPED BROADCAST ON TV AND ONLINE
 District 7 and 9 Candidates - Friday, July 29 at 7 p.m.
 District 10 Candidates - Saturday, July 30 at 7 p.m.
 Watch on Spectrum News 13 and OrlandoSentinel.com

Community Conversation with Congressional Candidates brought to you by:

Election

from Page 1

rious committee that won’t disclose its donors has spent more than \$2 million on TV ads supporting his candidacy.

Term limits prevent him from running again in the Senate, where he’s served since 2012. He said he’s running for agriculture commissioner because he wants “every Floridian to have access to the same opportunities” he’s had to live the American dream.

One of his biggest accomplishments is getting the 2021 Right to Farm bill passed, which makes it difficult to file what the law calls “nuisance” suits against farmers.

‘I wanted to be a player’

This is the first political campaign for James Shaw, 62, an organic farmer who operated Uncle Jim’s Worm Farm in Spring Grove, Pennsylvania, for decades before turning the farm over to his son and moving to Florida. He said he “got political” after the outcome of the 2020 presidential election and believes Trump was the actual winner.

“It opened up my eyes to the political realm, and I wanted to be a player,” Shaw said. He’s only raised about \$49,000, most of it his own money, and he knows faces long odds. He lists his personal net worth at \$4.5 million.

Shaw’s platform includes protecting Florida’s food source, protecting its water supply and supporting gun rights.

“I am passionate about protecting Florida from far left agendas that are capable of destroying our state if implemented,” said Shaw, whose campaign adviser and treasurer is Maria Pycha. She was conservative radio host Dan Bongino’s manager when he ran for Congress.

In contrast to Simpson’s long family tenure, Shaw said he’s lived in Florida for the past 12 years and lists an Okeechobee address as his home, which he bought in 2010. He acquired several adjacent properties and owns

property in Indian River County too.
 None of them has a homestead exemption, according to real estate records.

Democrats in the running

Naomi Esther Blumra describes the North Miami resident as a “Believer, Wife, Mother, Entrepreneur, Author, Philanthropist... Lisa Coach & Womens Advocate.”

A member of the North Miami-Dade Democratic Executive Committee, Blumra said a Ballotpedia survey that she’s an advocate for small farmers, clean water, renewable energy, gun reform, and making sure everyone has access to the state’s resources.

Blumra raised \$40,000, including a \$10,000 loan to herself, and spent \$21,000. She’s also filed for matching funds, which requires candidates for Cabinet posts to raise at least \$100,000 to qualify.

Jacques Rene “JR” Galliot, a Green Cove Springs resident who works for AT&T, was born in New York and spent part of his childhood in Haiti. He told Ballotpedia he would focus on consumer protection issues such as price gouging and other predatory practices.

Galliot ran for office twice before and lost. He ran unopposed in the 2012 Democratic primary for the U.S. House District 3 seat but lost to Republican Ted Yoho. Galliot lost to Tracie Davis in the 2016 Democratic Primary for House District 12.

He’s raised \$18,400, including \$4,300 in personal loans as of July 15, and spent nearly \$9,000.

Also running is Ryan Morales, a Clermont resident who’s been in the entertainment industry most of his life and has a consulting business.

He ran in the 2020 Democratic primary for state House District 32 but lost to Stephanie Dukes. He lost in the general election to Republican incumbent Anthony Sabatini.

Morales raised almost \$18,000 since February 2021 when he first announced his candidacy, including more than \$3,000 in loans to himself. He spent over \$13,000 as of July 15.

Switch to eBill.
 Get your bills and other communications by email. Start today. Sign up at OrlandoSentinel.com/esign

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Isomoran Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Harmony West Community Development District (“District”) will hold the following two public hearings and a regular meeting on August 18, 2022, at 10:30 a.m., and at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“Fiscal Year 2022/2023”). The second public hearing is being held pursuant to Chapters 180, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“OM Assessments”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy OM Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes OSM Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed OSM Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed OSM Assessments, which are subject to change at the hearing.

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual OSM Assessment |
|----------------------|--------------------------|-----------------------------------|-----------------------|
| Platted Lot | 620 | 1 | \$665.65 |
| Undeveloped Property | 810.39 Acres | 0.412 | \$356.72 |

(1) Annual OSM Assessment may also include County collection costs and early payment discounts.

The OSM Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the OSM Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. **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.**

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property. 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.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Warshell, Hunt and Associates, LLC, P.O. Box 571-0010 (“District Manager’s Office”). 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 Manager’s 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 Manager’s 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 Manager’s Office within twenty (20) days of the date 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 Manager’s Office.

District Manager

Orlando Sentinel

MEDIA GROUP

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 Aug 03, 2022.

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

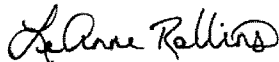


Signature of Affiant

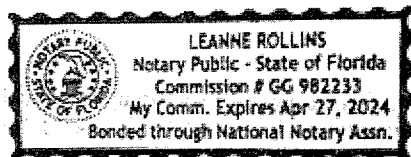
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 4 day of August, 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

4B

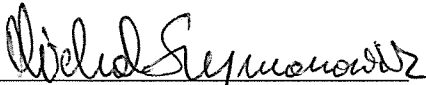
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

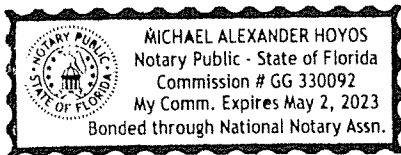
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator 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 July 27, 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.




Michal Szymonowicz

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 27th day of July, 2022, by Michal Szymonowicz, 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.



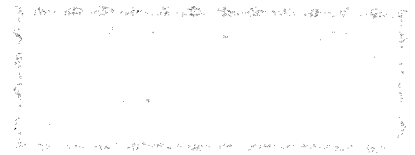
NOTARY PUBLIC



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



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

THIS IS NOT A BILL – DO NOT PAY

July 27, 2022

VIA FIRST CLASS MAIL

DR HORTON INC
10192 DOWDEN RD
ORLANDO FL 32832

Parcel ID: See Exhibit B.

Product Type: 92 SF 40' Lots, 115 SF 50' Lots and 8 SF 60' Lots.

RE: Harmony West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Harmony West Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 18, 2022, at 1:30 p.m., and at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). 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 Manager’s 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 Manager’s 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 Manager’s 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 Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023.

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.

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual O&M Assessment(1) |
|----------------------|---------------------------------|--|-------------------------------------|
| Platted Lot | 620 | 1 | \$865.65 |
| Undeveloped Property | 810.39 Acres | 0.412 | \$356.72 |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$825,788** in gross revenue.

| | |
|-------------------------|-------------------------|
| 24-26-31-3495-0001-3720 | 24-26-31-3495-0001-4090 |
| 24-26-31-3495-0001-3730 | 24-26-31-3495-0001-4100 |
| 24-26-31-3495-0001-3740 | 24-26-31-3495-0001-4110 |
| 24-26-31-3495-0001-3750 | 24-26-31-3495-0001-4120 |
| 24-26-31-3495-0001-3760 | 24-26-31-3495-0001-4130 |
| 24-26-31-3495-0001-3770 | 24-26-31-3495-0001-4140 |
| 24-26-31-3495-0001-3780 | 24-26-31-3495-0001-4150 |
| 24-26-31-3495-0001-3790 | 24-26-31-3495-0001-4160 |
| 24-26-31-3495-0001-3800 | 24-26-31-3495-0001-4170 |
| 24-26-31-3495-0001-3810 | 24-26-31-3495-0001-4180 |
| 24-26-31-3495-0001-3820 | 24-26-31-3495-0001-4190 |
| 24-26-31-3495-0001-3830 | 24-26-31-3495-0001-4200 |
| 24-26-31-3495-0001-3840 | 24-26-31-3495-0001-4210 |
| 24-26-31-3495-0001-3850 | 24-26-31-3495-0001-4220 |
| 24-26-31-3495-0001-3860 | 24-26-31-3495-0001-4230 |
| 24-26-31-3495-0001-3870 | 24-26-31-3495-0001-4240 |
| 24-26-31-3495-0001-3880 | 24-26-31-3495-0001-4250 |
| 24-26-31-3495-0001-3890 | 24-26-31-3495-0001-4260 |
| 24-26-31-3495-0001-3900 | 24-26-31-3495-0001-4270 |
| 24-26-31-3495-0001-3910 | 24-26-31-3495-0001-4280 |
| 24-26-31-3495-0001-3920 | 24-26-31-3495-0001-4290 |
| 24-26-31-3495-0001-3930 | 24-26-31-3495-0001-4300 |
| 24-26-31-3495-0001-3940 | 24-26-31-3495-0001-4310 |
| 24-26-31-3495-0001-3950 | 24-26-31-3495-0001-4320 |
| 24-26-31-3495-0001-3960 | 24-26-31-3495-0001-4330 |
| 24-26-31-3495-0001-3970 | 24-26-31-3495-0001-4340 |
| 24-26-31-3495-0001-3980 | 24-26-31-3495-0001-4350 |
| 24-26-31-3495-0001-3990 | 24-26-31-3495-0001-4360 |
| 24-26-31-3495-0001-4000 | 24-26-31-3495-0001-4370 |
| 24-26-31-3495-0001-4010 | 24-26-31-3495-0001-4380 |
| 24-26-31-3495-0001-4020 | 24-26-31-3495-0001-4390 |
| 24-26-31-3495-0001-4030 | 24-26-31-3495-0001-4400 |
| 24-26-31-3495-0001-4040 | 24-26-31-3495-0001-4410 |
| 24-26-31-3495-0001-4050 | 24-26-31-3495-0001-4420 |
| 24-26-31-3495-0001-4060 | 24-26-31-3495-0001-4430 |
| 24-26-31-3495-0001-4070 | 24-26-31-3495-0001-4440 |
| 24-26-31-3495-0001-4080 | 24-26-31-3495-0001-4450 |

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

THIS IS NOT A BILL – DO NOT PAY

July 27, 2022

VIA FIRST CLASS MAIL

FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

Parcel ID: See Exhibit B.

Product Type: 14 SF 50' Lots and 810.39 acres of unplatted land.

RE: Harmony West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Harmony West Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 18, 2022, at 1:30 p.m., and at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). 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 Manager’s 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 Manager’s 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 Manager’s 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 Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023.

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.

| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual O&M Assessment(1) |
|----------------------|---------------------------------|--|-------------------------------------|
| Platted Lot | 620 | 1 | \$865.65 |
| Undeveloped Property | 810.39 Acres | 0.412 | \$356.72 |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$825,788** in gross revenue.

Exhibit B
Parcel Identification Numbers

24-26-31-3383-0001-1910
24-26-31-3383-0001-1920
24-26-31-3383-0001-1930
24-26-31-3383-0001-1940
24-26-31-3383-0001-1950
24-26-31-3383-0001-1960
24-26-31-3383-0001-2120
24-26-31-3383-0001-2130
24-26-31-3383-0001-2140
24-26-31-3439-0001-3360
24-26-31-3439-0001-3370
24-26-31-3495-0001-3380
24-26-31-3495-0001-3390
24-26-31-3495-0001-3400
13-26-31-0000-0028-0000
17-26-32-0000-0025-0000
18-26-32-0000-0022-0000
19-26-32-0000-0013-0000
19-26-32-0000-0014-0000
20-26-32-0000-0014-0000
24-26-31-0000-0013-0000
24-26-31-3495-0001-FD10

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

THIS IS NOT A BILL – DO NOT PAY

July 27, 2022

VIA FIRST CLASS MAIL

DEL AGUILA ROBERT
2879 HARMONIA HAMMOCK RD
SAINT CLOUD FL 34773

Parcel ID: 24-26-31-3383-0001-1610

Product Type: SF 50'

RE: Harmony West Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

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Cindy Cerbone
District Manager

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| Land Use | Total # of Units / Acres | Equivalent Assessment Unit Factor | Annual O&M Assessment(1) |
|----------------------|---------------------------------|--|-------------------------------------|
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| Undeveloped Property | 810.39 Acres | 0.412 | \$356.72 |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$825,788** in gross revenue.

| ParcelID FY 23 | Owner1 |
|-------------------------|------------------------------------|
| 24-26-31-3382-0001-0570 | ACEVEDO ARNALDO |
| 24-26-31-3382-0001-0410 | ACEVEDO FRANCISCO WILKINS |
| 24-26-31-3383-0001-1100 | ACEVEDO RUIZ AMARILYS |
| 24-26-31-3382-0001-0380 | ACOSTA JOSELYN |
| 24-26-31-3383-0001-0390 | AGOSTO LOPEZ RAUL |
| 24-26-31-3382-0001-0810 | AGUAYO ALFREDO |
| 24-26-31-3382-0001-1130 | AGUILAR JOSE L |
| 24-26-31-3382-0001-0550 | AGUILAR ROJAS JUAN C |
| 24-26-31-3382-0001-0740 | ALERTE BERNARD |
| 24-26-31-3382-0001-0080 | ALICEA SONIA IRIS |
| 24-26-31-3382-0001-0630 | ALLEN SAMUAL WILLIAM |
| 24-26-31-3383-0001-1850 | ALMONTE CLARIVEL FERMIN |
| 24-26-31-3383-0001-0840 | ALMONTE PEDRO A |
| 24-26-31-3383-0001-0360 | ALVAREZ DE SUAREZ EDILSA |
| 24-26-31-3439-0001-2200 | AMABLITO RAMIREZ ISMAEL |
| 24-26-31-3382-0001-0180 | AMIN FAHMEEDA |
| 24-26-31-3382-0001-1050 | ANDERSON VERONICA |
| 24-26-31-3439-0001-4570 | ANNAM AMRUTH KUMAR |
| 24-26-31-3382-0001-1080 | ANU ANJITHA |
| 24-26-31-3439-0001-4830 | ARCHIBALD MATTHEW POWELL |
| 24-26-31-3382-0001-0200 | ARMOZA CESAR E |
| 24-26-31-3382-0001-0450 | ARREAGA ANA J |
| 24-26-31-3382-0001-0800 | ARREAGA LUDOVICO E |
| 24-26-31-3382-0001-0280 | ARROYO GILBERTO |
| 24-26-31-3382-0001-0300 | AUSTIN MICHAEL EL HASA |
| 24-26-31-3439-0001-2640 | AVILES GONZALEZ VIVIANET |
| 24-26-31-3382-0001-0090 | AYALA ANGEL L |
| 24-26-31-3439-0001-4670 | AZOCAR ADRIANA CAROLINA |
| 24-26-31-3382-0001-0660 | BACHAN JOSHUA NICHOLAS |
| 24-26-31-3382-0001-0140 | BAEZ CLAUDIO JAVIER H |
| 24-26-31-3383-0001-0170 | BAEZ RODRIGUEZ WILLIAM |
| 24-26-31-3439-0001-4530 | BARNES ROBERT L |
| 24-26-31-3383-0001-1210 | BARRIENTOS CONDE GABRIELA ANDREINA |
| 24-26-31-3383-0001-0870 | BARRIOS QUINTANA GUSTAVO ADOLFO |
| 24-26-31-3383-0001-0610 | BATISTA RIVERA JORGE E |
| 24-26-31-3439-0001-2760 | BELL MICHAEL ALEJANDRO |
| 24-26-31-3383-0001-0790 | BENITEZ GARDUNO FABIAN |
| 24-26-31-3383-0001-0700 | BERGER CAROLYN MARIE |
| 24-26-31-3382-0001-0950 | BERRIOS SOTO FERNANDO |
| 24-26-31-3382-0001-0350 | BERRY LAUREN |
| 24-26-31-3439-0001-2740 | BERTO BURGOS EDDIE |
| 24-26-31-3383-0001-0920 | BLASINGAME ALEXANDER JAMES |
| 24-26-31-3383-0001-1320 | BONILLA EMILIO RAUL |
| 24-26-31-3383-0001-1490 | BORRERO HERNANDEZ ERNA AIMEE |
| 24-26-31-3383-0001-1060 | BREWINGTON CHRISTOPHER SCOTT |
| 24-26-31-3439-0001-2250 | BURGOS ALEX JOEL |

| ParcelID FY 23 | Owner1 |
|-------------------------|--------------------------------------|
| 24-26-31-3439-0001-2700 | BURGUENO JAMES MICHAEL |
| 24-26-31-3382-0001-1320 | BUSCAMPELL DORIAN LISA |
| 24-26-31-3439-0001-2720 | CABAN CRUZ LORRAINE ZOE |
| 24-26-31-3439-0001-4780 | CALIZAIRES RONALD |
| 24-26-31-3382-0001-0870 | CAMACHO JOSE L |
| 24-26-31-3383-0001-1330 | CANET DANNY RICHARD |
| 24-26-31-3382-0001-0560 | CAPO PEREZ VIANSKA L |
| 24-26-31-3383-0001-1150 | CARASCO MARIN LEON JOSE |
| 24-26-31-3383-0001-0060 | CARCAMO CASTRO ROSA ISABEL |
| 24-26-31-3383-0001-1190 | CARDENAS ESCALANTE EDDUIN ORANGIO |
| 24-26-31-3383-0001-1820 | CARDENAS MORA ALDRIN COLLINS |
| 24-26-31-3382-0001-0650 | CARIAMANA PINEDA JOCSIGLEY MAROHA |
| 24-26-31-3383-0001-1600 | CARRASQUILLO ORTIZ JOAN MANUEL |
| 24-26-31-3382-0001-0390 | CARRILLO MORALES LUIS G |
| 24-26-31-3382-0001-0470 | CARUCCI MARCO A |
| 24-26-31-3382-0001-0480 | CASTANO ROSEMARY |
| 24-26-31-3439-0001-4790 | CASTELAO NAIVERH CAROLINA |
| 24-26-31-3383-0001-1690 | CASTRO ARAUJO CARLOS LUIS |
| 24-26-31-3439-0001-2860 | CASTRO SIMON A |
| 24-26-31-3383-0001-1350 | CAYETANO VICTORIA CARLOS |
| 24-26-31-3383-0001-1010 | CHACIN VILLALOBOS ANGEL ANTONIO |
| 24-26-31-3383-0001-1470 | CHAMORRO SIERRA FRANCISCO |
| 24-26-31-3382-0001-1060 | CHOMITZKY GREGORY WILLIAM |
| 24-26-31-3383-0001-1810 | CLAY JORDAN SAMUEL |
| 24-26-31-3383-0001-0820 | CLOSE ANDREW JAMES |
| 24-26-31-3382-0001-0320 | COLANGELO JOHN L |
| 24-26-31-3383-0001-1130 | COLLADO ANDREW |
| 24-26-31-3382-0001-0830 | COLLADO FAUSTO A |
| 24-26-31-3382-0001-1270 | COLLAZO ALICEA HECTOR E |
| 24-26-31-3383-0001-0050 | COLON CRESPO RAFAEL ANTONIO |
| 24-26-31-3383-0001-1140 | COLON NELISHA LYNN |
| 24-26-31-3383-0001-0340 | COLVIN MARK SANTIAGO |
| 24-26-31-3383-0001-0850 | CORA ELAINE CHRISTINA |
| 24-26-31-3382-0001-0440 | CORDERO ALCALA GUSTAVO E |
| 24-26-31-3383-0001-0800 | CORDERO JESSICA LUNA |
| 24-26-31-3439-0001-3240 | CORREA JOSE DUVAN |
| 24-26-31-3383-0001-1400 | CORREA MICHELLE |
| 24-26-31-3382-0001-0540 | CORTES OLIVER RICHARD |
| 24-26-31-3383-0001-0540 | COX FRANK JEROME |
| 24-26-31-3439-0001-2750 | CRESPO MARIA DE LOS ANGELES GEORGINA |
| 24-26-31-3439-0001-4760 | CUMMINGS GARY BRADLEY |
| 24-26-31-3383-0001-0440 | DAVIS DAPHNY JEAN |
| 24-26-31-3439-0001-3180 | DE PAULO VAZ KAYO MARCELLO |
| 24-26-31-3383-0001-0370 | DE SOUZA CRISTIANE |
| 24-26-31-3439-0001-2710 | DEBIDAT SADAR VELISHA VENITA |
| 24-26-31-3383-0001-1610 | DEL AGUILA ROBERT |

| ParcelID FY 23 | Owner1 |
|-------------------------|-------------------------------|
| 24-26-31-3383-0001-1740 | DEL VALLE SANTIAGO JAVIER |
| 24-26-31-3383-0001-1440 | DELGADO ROSARIO REINALDO LUIS |
| 24-26-31-3383-0001-0420 | DIAZ JOSEPH DANIEL |
| 24-26-31-3439-0001-2590 | DORREJO JIMENEZ GILBERTO R |
| 24-26-31-3439-0001-4720 | EASON JOSHUA MATTHEW |
| 24-26-31-3439-0001-3170 | ESPARZA VICTORIA |
| 24-26-31-3439-0001-4680 | ESTEVEZ-GUERRERO MASIL |
| 24-26-31-3382-0001-0150 | FELDER WASHEIKA LASHANA |
| 24-26-31-3383-0001-0490 | FERNANDEZ MARVIN |
| 24-26-31-3383-0001-1170 | FERRER CHERUBINE MARY CARMEN |
| 24-26-31-3439-0001-4520 | FIELDS KEVIN IGNATIUS |
| 24-26-31-3383-0001-1380 | FIGUEROA ALEMAN JORGE IVAN |
| 24-26-31-3383-0001-1720 | FIGUEROA SEPULVEDA CHRISTIAN |
| 24-26-31-3382-0001-0290 | FLORES SAMUEL M |
| 24-26-31-3382-0001-1330 | FLORES-MALDONADO WILFREDO |
| 24-26-31-3383-0001-0660 | FLOYD RYAN E |
| 24-26-31-3439-0001-2690 | FRANCO COLON RICARDO |
| 24-26-31-3383-0001-1270 | GARCIA CALROS MANUEL |
| 24-26-31-3382-0001-0920 | GARCIA DANIEL |
| 24-26-31-3383-0001-0100 | GARCIA HERNANDEZ DAVIANNIE C |
| 24-26-31-3382-0001-0930 | GARCIA TORRES LOURDES |
| 24-26-31-3383-0001-0080 | GARCIA YVETTE ANNETE |
| 24-26-31-3382-0001-0420 | GARCIA ZAPATA OLIVER DEJESUS |
| 24-26-31-3439-0001-2620 | GARZON JORGE |
| 24-26-31-3383-0001-0180 | GAVALO OMAR |
| 24-26-31-3383-0001-1540 | GENGIAH YASHMANIE |
| 24-26-31-3383-0001-1420 | GERMOSEN DURAN MAXIMO R |
| 24-26-31-3382-0001-0510 | GONZALEZ FRANCISCO E |
| 24-26-31-3383-0001-1500 | GONZALEZ MARTINEZ ELIO JOSE |
| 24-26-31-3439-0001-4740 | GONZALEZ NORBERTO R |
| 24-26-31-3439-0001-2300 | GONZALEZ QUEIPO JEAN CARLOS |
| 24-26-31-3382-0001-0780 | GONZALEZ-ARROYO KATIRY |
| 24-26-31-3383-0001-1750 | GOODMAN RACHEL |
| 24-26-31-3383-0001-0600 | GRATERON MANGARRE AURA MARINA |
| 24-26-31-3383-0001-0570 | GRAY MICHAEL LOUIS |
| 24-26-31-3383-0001-0130 | GREEN MARIA JOSE |
| 24-26-31-3383-0001-1630 | GRULLON YORDY A |
| 24-26-31-3382-0001-1140 | GUADALUPE-PAGAN GLARIEM MARIE |
| 24-26-31-3382-0001-0500 | GUTIERREZ SASTOQUE OSMANY |
| 24-26-31-3383-0001-0980 | GUTIERREZ SASTOQUE OSMANY |
| 24-26-31-3383-0001-1900 | GUZMAN ROMAN ILEANA |
| 24-26-31-3382-0001-0580 | HARRISON DAVID CHARLES |
| 24-26-31-3439-0001-2660 | HARTOS JONATHAN EDGAR |
| 24-26-31-3382-0001-0610 | HAUSER JACQUELYNN FRANCES |
| 24-26-31-3382-0001-1300 | HAYES MICHAEL C |
| 24-26-31-3383-0001-1410 | HAYNES DARLENE SERENA |

| ParcelID FY 23 | Owner1 |
|-------------------------|---------------------------------|
| 24-26-31-3383-0001-0290 | HENAO SANTIAGO |
| 24-26-31-3383-0001-1590 | HENDERSON ROBERT DALE RLE |
| 24-26-31-3383-0001-1110 | HENRIQUEZ CESAR |
| 24-26-31-3382-0001-0520 | HERNANDEZ KARINA D |
| 24-26-31-3439-0001-2830 | HERNANDEZ NIETO KARLA |
| 24-26-31-3383-0001-0480 | HERNANDEZ PEREZ RAINIER |
| 24-26-31-3383-0001-1780 | HERNANDEZ SALAZAR PEDRO JOSE |
| 24-26-31-3383-0001-1180 | HERRERA CEDENO IVAN EMILIO |
| 24-26-31-3439-0001-2800 | HIDALGO JENNYEPHER ALEXANDRA |
| 24-26-31-3383-0001-1080 | HOGUE PAGES JOCELYN ANNETTE |
| 24-26-31-3439-0001-2280 | HUGHES JAMES AUSTIN |
| 24-26-31-3383-0001-0350 | HUGHES VASHTI THEODOSIA |
| 24-26-31-3382-0001-1170 | IGRASOL LLC |
| 24-26-31-3383-0001-0300 | IH6 PROPERTY FLORIDA LP |
| 24-26-31-3383-0001-0320 | INNECCO ADRIANA DEL CARMEN |
| 24-26-31-3382-0001-0120 | IRLE JENNIFER K |
| 24-26-31-3382-0001-1090 | JACKSON ANDREA ELIZABETH |
| 24-26-31-3383-0001-0430 | JACKSON DAMIEN RON |
| 24-26-31-3382-0001-0640 | JACKSON DAVID SCOTT |
| 24-26-31-3382-0001-0020 | JCH TWIN LAKES LLC |
| 24-26-31-3382-0001-0050 | JCH TWIN LAKES LLC |
| 24-26-31-3382-0001-0260 | JIANG TAO |
| 24-26-31-3382-0001-1290 | JIMENEZ IVAN E |
| 24-26-31-3439-0001-4590 | JJ INVESTMENTS & ASSOCIATES LLC |
| 24-26-31-3382-0001-0190 | JOHNSON PRISCILLA J |
| 24-26-31-3382-0001-0750 | JONAS ADELLA SLAMAN |
| 24-26-31-3439-0001-2560 | JORDAN AMBER C |
| 24-26-31-3383-0001-1050 | JUANRISCO ROMAN DIANA MARIE |
| 24-26-31-3382-0001-0860 | KELLY CHRISTOPHER SHAN |
| 24-26-31-3439-0001-4800 | KELLY LISSETTE MARIA |
| 24-26-31-3439-0001-4600 | KELLY VANDERHOST ENRIQUE |
| 24-26-31-3382-0001-1040 | KINARD SANCHEZ RAFAEL MANUEL |
| 24-26-31-3382-0001-0330 | KUMAR MANOJ |
| 24-26-31-3383-0001-1520 | LANDIM GAINES GABRIELA HELENA |
| 24-26-31-3382-0001-0820 | LASTORKA ROBERT J |
| 24-26-31-3383-0001-0900 | LATIMORE GLENDA EDWINA |
| 24-26-31-3383-0001-1000 | LEAL CARRASCO ISKEILA SUHAIL |
| 24-26-31-3383-0001-1300 | LEAL MATOS ALBENIS ENRIQUE |
| 24-26-31-3382-0001-0240 | LEATHERY DREW |
| 24-26-31-3382-0001-1000 | LEIBA OWEN A SR |
| 24-26-31-3383-0001-0710 | LEIDA COMAS REVOCABLE TRUST |
| 24-26-31-3382-0001-1280 | LIRIANO YAMIRIS |
| 24-26-31-3383-0001-0500 | LIRIANO YDALIS MERCEDES |
| 24-26-31-3382-0001-0370 | LOPEZ ALEX R |
| 24-26-31-3383-0001-0400 | LOPEZ ANGULO JUAN PABLO |
| 24-26-31-3383-0001-1830 | LOPEZ EDWIN |

| ParcelID FY 23 | Owner1 |
|-------------------------|----------------------------------|
| 24-26-31-3382-0001-0460 | LOPEZ NEGRON BENNIE ENRIQUE |
| 24-26-31-3383-0001-0890 | LOZADA MARCANO MARCOS ANTONIO |
| 24-26-31-3382-0001-0110 | LOZADA RODRIGUEZ WINDALEE |
| 24-26-31-3383-0001-1730 | LUGO IRIS DAYSI |
| 24-26-31-3382-0001-0100 | LUGO JOHMARIS |
| 24-26-31-3382-0001-1100 | LYSYJ VERJAN JHONNY D |
| 24-26-31-3383-0001-1650 | MACHADO THEIS ANGEL PAOLO |
| 24-26-31-3382-0001-1020 | MALDONADO LUIS ALBERTO |
| 24-26-31-3383-0001-0760 | MALDONADO PAZ MONICA MICHELLE |
| 24-26-31-3439-0001-4500 | MALKOWSKI JOSHUA CHRISTIAN |
| 24-26-31-3383-0001-1340 | MANZANO MARQUEZ JUAN GABRIEL |
| 24-26-31-3382-0001-0970 | MAO DONGQIANG |
| 24-26-31-3383-0001-0940 | MARQUEZ WILFREDO BONES JR |
| 24-26-31-3383-0001-1660 | MARRERO DE JESUS ROGELIO |
| 24-26-31-3383-0001-1680 | MARTINEZ HERRERA HILARIO ANTONIO |
| 24-26-31-3382-0001-0270 | MARTINEZ MARIA E |
| 24-26-31-3383-0001-0560 | MARTINEZ-SANCHEZ JUAN FELIPE |
| 24-26-31-3382-0001-0840 | MARTY ANDREW J |
| 24-26-31-3382-0001-0600 | MATACCHIONE ROMERO ENRICO M |
| 24-26-31-3439-0001-2850 | MATHEW ANUJA THOMAS |
| 24-26-31-3382-0001-0730 | MATIAS KEINA ALEANDRA |
| 24-26-31-3382-0001-0850 | MAYNARD MICHAEL RAY |
| 24-26-31-3383-0001-0750 | MAYO DESMOND RAY |
| 24-26-31-3383-0001-0250 | MCCOMMON DANA CAROLE |
| 24-26-31-3383-0001-1840 | MCCORMICK SHELLY CLAIR |
| 24-26-31-3382-0001-0980 | MCCREA CHRISTOPHER W |
| 24-26-31-3382-0001-0890 | MCDANIEL MICHAEL SHANE |
| 24-26-31-3382-0001-1070 | MCDONOUGH MICHAEL BERNARD |
| 24-26-31-3439-0001-4470 | MCLAREN SHADAYNE DANIECO |
| 24-26-31-3382-0001-0770 | MCMILLAN ERIC I |
| 24-26-31-3382-0001-1150 | MEJIA ALVAREZ REYNALDO |
| 24-26-31-3383-0001-0970 | MEJIAS ACEVEDO ISMAEL AUGUSTO |
| 24-26-31-3383-0001-0070 | MENDEZ JOANDRY MARIE |
| 24-26-31-3383-0001-0630 | MENENDEZ VICTOR ANTONIO |
| 24-26-31-3439-0001-4700 | MEREDITH JESSE BERNARD JR |
| 24-26-31-3383-0001-1480 | MISSION STREET HOMES LLC |
| 24-26-31-3439-0001-2920 | MOHAMMED NAZIMA |
| 24-26-31-3439-0001-2770 | MOJICA CARRERO GRETCHEN MARIE |
| 24-26-31-3383-0001-0150 | MONTANEZ DIANE |
| 24-26-31-3383-0001-1280 | MONTANEZ GOMEZ MANUEL |
| 24-26-31-3383-0001-0830 | MORALES LEON CHRISTIAN OMAR |
| 24-26-31-3439-0001-2570 | MORALES-COLON MARICELIS |
| 24-26-31-3383-0001-0470 | MORAN MORAN MIRNERY CAROLINA |
| 24-26-31-3382-0001-0130 | MORETA ROLAND MICHAEL |
| 24-26-31-3383-0001-1670 | MORROW JOSHUA AARON |
| 24-26-31-3383-0001-1230 | MOSCOSO ANGEL MANUEL |

| ParcelID FY 23 | Owner1 |
|-------------------------|-----------------------------------|
| 24-26-31-3439-0001-2550 | MUNIZ FRANCESCHI LUIS RAUL |
| 24-26-31-3383-0001-0160 | MUNIZ OMAR ALEJANDRO |
| 24-26-31-3382-0001-0620 | MUNOZ VARGAS JOSE G |
| 24-26-31-3383-0001-0910 | MUNOZ VARGAS PEDRO ABRAHAN |
| 24-26-31-3439-0001-4770 | MUSUMECI ALVIS A RLE |
| 24-26-31-3383-0001-1860 | MWAKASINGA JOSPER GIDEON |
| 24-26-31-3383-0001-1030 | NAVA JOSE LUIS |
| 24-26-31-3382-0001-1250 | NAZOA MIJARES VLADIMIR F |
| 24-26-31-3383-0001-1070 | NEGRON BROWN TERESA |
| 24-26-31-3439-0001-2520 | NEGRON EDGARDO |
| 24-26-31-3382-0001-1180 | NELSON FRANCIS P |
| 24-26-31-3383-0001-0720 | NERIS EFRAIN |
| 24-26-31-3383-0001-1800 | NEVAREZ STEVEN MICHAEL |
| 24-26-31-3383-0001-0810 | NIEVES FELICIANO DORIMARIES |
| 24-26-31-3382-0001-1230 | NIEVES HERNANDEZ EDWIN J |
| 24-26-31-3382-0001-1340 | NIEVES-ANDUJAR EDWIN |
| 24-26-31-3382-0001-0030 | NILLIES OLAF |
| 24-26-31-3382-0001-0590 | NOONE EULETA ENJETTI |
| 24-26-31-3382-0001-0530 | NORMAN DARIUS J |
| 24-26-31-3382-0001-1240 | NUNEZ CASTRO ALEXANDRA |
| 24-26-31-3383-0001-1640 | OCANDO VILLARROEL ANGEL JOSE |
| 24-26-31-3382-0001-1010 | ODANAKA ERICK J |
| 24-26-31-3383-0001-0950 | OREA SANTOS FRANKLIN JOSE |
| 24-26-31-3383-0001-0450 | OROZCO TORTABU GUSTAVO ENRIQUE |
| 24-26-31-3383-0001-0640 | ORTIZ CARMEN ELSA |
| 24-26-31-3382-0001-0960 | ORTIZ CATALINO R |
| 24-26-31-3439-0001-4550 | ORTIZ NEMESIO |
| 24-26-31-3382-0001-0940 | OVIEDO ALBERT GABRIEL |
| 24-26-31-3382-0001-0880 | OWUSU-KYEI CARLENE |
| 24-26-31-3382-0001-0060 | PAGAN FELICIANO KARLEEN |
| 24-26-31-3383-0001-1460 | PALACIO NANCY CECILIA |
| 24-26-31-3439-0001-3160 | PANCHANO HERNANDO DANNY |
| 24-26-31-3383-0001-0120 | PANTOJAS NIEVES JESSIE ALEXANDER |
| 24-26-31-3382-0001-0160 | PARRA OQUENDO CARLOS A |
| 24-26-31-3382-0001-1220 | PARRA SANCHEZ RICARDO A |
| 24-26-31-3382-0001-0220 | PAYNE CHINA |
| 24-26-31-3383-0001-1040 | PELAEZ CASTELLANOS CIRYLL ALFREDO |
| 24-26-31-3383-0001-1240 | PENA JILLIAN ELAINE |
| 24-26-31-3383-0001-0690 | PENAGOS GARZON GERARDO |
| 24-26-31-3439-0001-2530 | PEREZ DIANA A |
| 24-26-31-3382-0001-0900 | PEREZ JOSE ANTONIO |
| 24-26-31-3383-0001-0260 | PEREZ JOVANI |
| 24-26-31-3439-0001-2670 | PEREZ SUERO JOSE MANUEL |
| 24-26-31-3382-0001-0680 | PEREZ-BONILLA WALDEMAR |
| 24-26-31-3383-0001-1120 | PEREZ-TULLY ZEDA MARIE |
| 24-26-31-3382-0001-0490 | PIZARRO JOSE A |

| ParcelID FY 23 | Owner1 |
|-------------------------|-------------------------------------|
| 24-26-31-3383-0001-1550 | PIZARRO JOUSEPH AZGAD |
| 24-26-31-3439-0001-3200 | PORRAS GONZALEZ ERICK FRANCISCO |
| 24-26-31-3383-0001-0680 | QUICENO BRITO LINA M |
| 24-26-31-3383-0001-1250 | QUINTERO CAICEDO JESUS ENRIQUE |
| 24-26-31-3439-0001-2610 | QUIROGA HERRERA ZORIMAR ANDREA |
| 24-26-31-3439-0001-2630 | RAMIREZ JAVIER ALEJANDRO |
| 24-26-31-3383-0001-1770 | RAMIREZ SANDOVAL JULIO JESUS |
| 24-26-31-3383-0001-0380 | RAMOS JOSE LUIS JR |
| 24-26-31-3383-0001-1160 | RAMOS JUNIO G |
| 24-26-31-3383-0001-0580 | RANGEL RAMIREZ ANDREINA |
| 24-26-31-3439-0001-4750 | REINDL LAUREN B |
| 24-26-31-3439-0001-4540 | REINDL ROBIN ALICIA |
| 24-26-31-3382-0001-0010 | RENE MATHA VINCENT LEO |
| 24-26-31-3382-0001-0040 | RENE MATHA VINCENT LEO |
| 24-26-31-3383-0001-1510 | RENTA-HELTON IRIS YOLANDA |
| 24-26-31-3383-0001-1090 | REYES HERNANDEZ DANIELA ALEJANDRA |
| 24-26-31-3382-0001-1110 | REYNOLDS JASON RAY |
| 24-26-31-3439-0001-4730 | RICHARDSON LEON RAY |
| 24-26-31-3439-0001-4840 | RICO CLARO HENRY ABAD |
| 24-26-31-3382-0001-0250 | RISTAGNO DIANE M |
| 24-26-31-3383-0001-0140 | RIVAS PULGAR FRANCISCO JAVIER |
| 24-26-31-3383-0001-1760 | RIVERA ARROYO LUIS D |
| 24-26-31-3382-0001-0670 | RIVERA EUNICE |
| 24-26-31-3439-0001-4480 | RIVERA PEDRO JOSUE |
| 24-26-31-3382-0001-1260 | RIVERA VAZQUEZ DANIEL |
| 24-26-31-3382-0001-1120 | ROBLES TOLEDO MARJORIE |
| 24-26-31-3383-0001-0880 | RODRIGUEZ COLLAZO JUAN CARLOS |
| 24-26-31-3382-0001-0760 | RODRIGUEZ FREDDY ALEXANDER |
| 24-26-31-3383-0001-1530 | RODRIGUEZ GONZALEZ JOSE LUIS |
| 24-26-31-3439-0001-2540 | RODRIGUEZ HERNANDEZ OSWALDO ENRIQUE |
| 24-26-31-3383-0001-0280 | RODRIGUEZ LUNA BENNY |
| 24-26-31-3383-0001-0190 | RODRIGUEZ PAVEL ALEJANDRO |
| 24-26-31-3383-0001-0550 | RODRIGUEZ ROBLES ANGEL LUIS |
| 24-26-31-3383-0001-0090 | RODRIGUEZ ROSADO JONMARK |
| 24-26-31-3439-0001-4490 | ROGERS GERON PATRICK |
| 24-26-31-3383-0001-1260 | ROJAS VILNA |
| 24-26-31-3383-0001-0650 | ROMAN DANIEL JR |
| 24-26-31-3439-0001-2790 | ROMAN SIMON W |
| 24-26-31-3382-0001-1310 | ROSADO EDEE M |
| 24-26-31-3439-0001-2780 | ROSADO SHAWN ASHMED |
| 24-26-31-3382-0001-1200 | ROSARIO GONZALEZ SANTA OFELIA |
| 24-26-31-3382-0001-0340 | ROSARIO MICHAEL |
| 24-26-31-3382-0001-0360 | RUBIO MICHAEL RICARDO |
| 24-26-31-3383-0001-0990 | RUIZ JESSE GABRIEL |
| 24-26-31-3439-0001-2270 | SALGADO VICTOR |
| 24-26-31-3383-0001-0330 | SANCHEZ ELIZABETH M |

| ParcelID FY 23 | Owner1 |
|-------------------------|--|
| 24-26-31-3383-0001-1700 | SANCHEZ LIZANETTE |
| 24-26-31-3382-0001-0210 | SANCHEZ MELETICHE JOHNERICK J |
| 24-26-31-3383-0001-1390 | SANCHEZ PIZARRO CAMILLE MARIE |
| 24-26-31-3382-0001-0700 | SANCHEZ VICTOR MANUEL |
| 24-26-31-3382-0001-0690 | SANTANA MARTINEZ ABED E |
| 24-26-31-3383-0001-1890 | SANTIAGO EMILIO LUIS |
| 24-26-31-3439-0001-4850 | SANTIAGO SERBIA DAMIAN |
| 24-26-31-3439-0001-4860 | SANTOS DAYANA MELISSA |
| 24-26-31-3383-0001-0310 | SARRIA VILLA JOSE LUIS |
| 24-26-31-3383-0001-0670 | SAWGRASS PRAIRIE LLC |
| 24-26-31-3439-0001-4580 | SAYLES DOUGLAS EDWARD |
| 24-26-31-3382-0001-0910 | SCHAFFER KELSEY MARIE |
| 24-26-31-3383-0001-1790 | SCOTT ARMANI RASHAD |
| 24-26-31-3383-0001-1360 | SCRIVENS ERIC DEWAYNE |
| 24-26-31-3383-0001-1220 | SERRANO LUIS LEONARDO |
| 24-26-31-3383-0001-0210 | SERRANO SANCHEZ LUIS MIGUEL |
| 24-26-31-3383-0001-0230 | SERRANO WANDA VICKERS |
| 24-26-31-3383-0001-1020 | SEWNARINE JEWAN BENODE |
| 24-26-31-3382-0001-0070 | SIGL ANDREW CHARLES |
| 24-26-31-3383-0001-0960 | SILVA MELENDEZ JESUS SALVADOR |
| 24-26-31-3383-0001-1450 | SIRA JIMENEZ JOSE DANIEL |
| 24-26-31-3383-0001-0770 | SMITH DEAN EMERSON |
| 24-26-31-3383-0001-1880 | SORONDO RINA MADYLI |
| 24-26-31-3439-0001-2680 | SOSA GONZALEZ GIOMER ALEXANDER |
| 24-26-31-3383-0001-0590 | SOSA QUINONES JOSE ALEJANDRO |
| 24-26-31-3439-0001-4560 | SOTO ZAYAS MICHAEL REED |
| 24-26-31-3383-0001-0860 | SOUSA ARRIECHI KEYLA ALEXANDRA |
| 24-26-31-3382-0001-0170 | STONE TONYA MARSHALL |
| 24-26-31-3382-0001-1160 | STRESING CLARKE R |
| 24-26-31-3383-0001-1710 | SUAREZ MANZANILLA CAROLINA DEL ROSARIO |
| 24-26-31-3383-0001-0110 | SUAREZ ROMERO JONATHAN |
| 24-26-31-3383-0001-0930 | THOMAS ARMAHNE SOMONE |
| 24-26-31-3439-0001-2240 | THOMAS JEFFREY RYAN |
| 24-26-31-3382-0001-0430 | TUMBLING ANTRONE J |
| 24-26-31-3439-0001-2580 | UMAH ITA EKANEM |
| 24-26-31-3439-0001-2600 | URRIBARRI COBO LEONARDO ENRIQUE |
| 24-26-31-3383-0001-0200 | URRUTIA EREU FABIO ARTURO |
| 24-26-31-3383-0001-0730 | VALBUENA SALAS GUSTAVO JOSE |
| 24-26-31-3383-0001-0220 | VALLEJOS HENRY IVAN |
| 24-26-31-3439-0001-4810 | VANCLEEF ALAN LEE JR |
| 24-26-31-3439-0001-4820 | VARGAS HERNANDEZ RAUL BALBINO |
| 24-26-31-3383-0001-1200 | VASQUEZ NOLBERTO A |
| 24-26-31-3382-0001-0990 | VASQUEZ RALPH |
| 24-26-31-3383-0001-0780 | VEGA ROSARIO FACUNDO |
| 24-26-31-3439-0001-4510 | VELEZ FIGUEROA KEVIN |
| 24-26-31-3383-0001-1290 | VELEZ GALLO ADOLFO ANDRES |

| ParcelID FY 23 | Owner1 |
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| 24-26-31-3382-0001-0720 | VELEZ MELVIN |
| 24-26-31-3382-0001-0710 | VENEGAS NUNEZ LUIS |
| 24-26-31-3383-0001-0270 | VILLALOBOS ARGUETA SALVADOR |
| 24-26-31-3383-0001-0740 | VILORIA MORENO DIONICIO ELADIO |
| 24-26-31-3383-0001-1370 | VIRISSIMO JENNIKA CAROLINA |
| 24-26-31-3382-0001-0400 | VITANZA ANTHONY ANDREW |
| 24-26-31-3383-0001-0460 | VIVAS RAINER A |
| 24-26-31-3382-0001-0230 | VLADIMIROVNA KUYAVA YELENA |
| 24-26-31-3383-0001-0240 | WADEMAN CHRISTOPHER MICHAEL |
| 24-26-31-3439-0001-4690 | WALKER CHASTITY |
| 24-26-31-3383-0001-0410 | WALLACE-CASTRO MELISSA A |
| 24-26-31-3383-0001-1620 | WARNER JOHN DAVID |
| 24-26-31-3383-0001-1570 | WATSON DAVID G |
| 24-26-31-3383-0001-1580 | WAX BONNIE JEANNE |
| 24-26-31-3382-0001-1030 | WEBB MARJORIE C |
| 24-26-31-3382-0001-0790 | WHYTE MILLICENT A |
| 24-26-31-3382-0001-1190 | WILLIAMS FRANCINE G |
| 24-26-31-3382-0001-1210 | WILLIAMS JAMES ANDREW |
| 24-26-31-3383-0001-1430 | WILLIAMS SHANTEL HARRISON |
| 24-26-31-3383-0001-1310 | YANEZ CARLA A |
| 24-26-31-3383-0001-0620 | ZHAO XUHUI |
| 24-26-31-3383-0001-1560 | ZMEK CLEOPATRA EMATA |

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2022-24

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special 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 special 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.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 18th day of August, 2022.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

5

**FISCAL YEAR 2022/2023 DEFICIT FUNDING AGREEMENT
FOR ADDITIONAL SERVICES**

This *Fiscal Year 2022/2023 Deficit Funding Agreement for Additional Services* ("**Agreement**") is made and entered into this 18th day of August, 2022, by and between:

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in unincorporated Osceola County, Florida ("**District**"), and

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, and whose mailing address is 10700 Pecan Park Blvd., Suite 150, Austin, Texas 78750 ("**Developer**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2022 ("**FY 2022 Budget**") and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund the FY 2022 Budget; and

WHEREAS, the District intends to amend its FY 2022 Budget ("**Amended FY 2022 Budget**") to include additional services ("**Additional Services**"), as outlined in **Exhibit A**, and the Developer has agreed to fund the cost of such Additional Services, subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Additional Services as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District.

To repay any Developer Contributions made hereunder, the District agrees to take all reasonably necessary steps to adopt a budget and promptly levy operations and maintenance

assessments to repay the Developer Contributions in the fiscal year beginning October 1, 2022. Within 30 days of receipt of such future assessments, the District shall repay the Developer Contributions. The parties recognize and agree that any such repayment shall be subject to the District's successful and lawful completion of its budget and assessment processes. In the event that the District is unable to successfully and lawfully complete its budget and assessment processes to secure funding to repay the Developer Contributions, after taking reasonable actions to do so, then the District shall have no repayment obligation hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Its: _____

EXHIBIT A: Amendment to FY 2022 Budget

EXHIBIT A: Amendment to FY 2022 Budget

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6



Proposal for Additional Work: 000

8/8/2022

To: Harmony West CDD

RE:Annual Installation

United Land Services is pleased to provide the following proposal for the above referenced project. Our price is based upon the following work to be performed:

| Description | QTY | Rate | Amount |
|--|------|--------|------------------|
| Install 4" Annuals Coleus and Penta | 3200 | \$2.00 | \$6400.00 |
| Total Cost of Additional Work - | | | \$6400.00 |

Please contact me with any questions or if you need additional information

Sincerely,

John Gordon
JohnGordon@unitedlandservices.com
Cell: 407-520-0189

Approved: William Zife
Date: 8-9-22

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

7

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

| | |
|--|---|
| Name of Local Government: | Harmony West Community Development District |
| Name of stormwater utility, if applicable: | N/A |
| Contact Person | |
| Name: | Cindy Cerbone |
| Position/Title: | District Manager |
| Email Address: | info@harmonywestcdd.net |
| Phone Number: | (561) 571-0010 |

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Harmony West CDD is a local, special-purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and established on April 18, 2017 by the Osceola County Board of County Commissioners, Osceola County, Florida Ordinance No. 2017-02, for the purpose of financing or acquiring, maintaining and operating a portion of the infrastructure necessary for community development within the District, including stormwater.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

| 0 | 1 | 2 | 3 | 4 | 5 | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Water quality improvement (TMDL Process/BMAPs/other) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise |
| | | | | | | Other: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
- If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
- If no, do you have another funding mechanism?
- If yes, please describe your funding mechanism.

The stormwater facilities are owned and maintained by the CDD.

● Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? No Expiration

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

The project has Master Stormwater Plans approved by both Osceola County and the SFWMD, neither of which expire or have limitations.

Please provide a link to the most recently adopted version of the document (if it is published online):

N/A

● Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No

If Yes, does it include 100% of your facilities? No

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

● Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)? Yes

An illicit discharge inspection and elimination program? Yes

A public education program? No

A program to involve the public regarding stormwater issues? No

A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ? No

A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)? No

Water quality or stream gage monitoring? No

A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)? No

A system for managing stormwater complaints? Yes

Other specific activities?

Notes or Comments on any of the above:

There are monthly CDD meetings as a forum for managing stormwater complaints.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

The CDD is responsible for the maintenance of the CDD (public ownership) facilities.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

| | |
|--|-----|
| Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ? | Yes |
| Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ? | Yes |
| Invasive plant management associated with stormwater infrastructure? | Yes |
| Ditch cleaning? | Yes |
| Sediment removal from the stormwater system (vacator trucks, other)? | Yes |
| Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)? | No |
| Street sweeping? | No |
| Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ? | No |
| Non-structural programs like public outreach and education? | No |
| Other specific routine activities? | |

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

| | Number | Unit of Measurement |
|---|----------|---------------------|
| Estimated feet or miles of buried culvert: | 9,000.00 | Feet |
| Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program: | 0.00 | |
| Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds): | 29 | |
| Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> : | 0 | |
| Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection): | 0 | |
| Number of stormwater pump stations: | 0 | |
| Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels): | 0 | |
| Number of stormwater treatment wetland systems: | 0 | |
| Other: | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

| Best Management Practice | Current | Planned |
|----------------------------------|---------|---------|
| Tree boxes | No | No |
| Rain gardens | No | No |
| Green roofs | No | No |
| Pervious pavement/pavers | No | No |
| Littoral zone plantings | No | No |
| Living shorelines | No | No |
| Other Best Management Practices: | | |
| | | |
| | | |
| | | |
| | | |

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects
- Other(s):

Approved construction plans, master drainage plans, and permits.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A, See Shapefile

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

| Routine Operation and Maintenance | Expenditures (in \$thousands) | | | | |
|-----------------------------------|-------------------------------|--------------------|--------------------|--------------------|--------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Operation and Maintenance Costs | 849 | 4,519 | 5,064 | 5,701 | 6,419 |

| |
|--|
| Brief description of growth greater than 15% over any 5-year period: The projected expenditures assumes expansion of the stormwater system from the existing seven ponds to 29 total ponds. |
|--|

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

| 5.2.1 Flood Protection | | Expenditures (in \$thousands) | | | |
|-------------------------------|---------------|-------------------------------|-----------------------|-----------------------|-----------------------|
| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Harmony West Phase 2 | 0 | 7,022 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

| 5.2.2 Water Quality | | Expenditures (in \$thousands) | | | |
|---|---------------|-------------------------------|-----------------------|-----------------------|-----------------------|
| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| n/a | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

| Project Name | Expenditures (in \$thousands) | | | | |
|--------------|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

5.3.2 Water Quality

| Project Name (or, if applicable, BMAP Project Number or ProjID) | Expenditures (in \$thousands) | | | | |
|---|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

| | | |
|-------------------------------------|-----------|--------------------|
| | Specify: | |
| <input checked="" type="checkbox"/> | Other(s): | Construction Plans |

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

| Resiliency Projects with a Committed Funding Source | | Expenditures (in \$thousands) | | | |
|---|---------------|-------------------------------|-----------------------|-----------------------|-----------------------|
| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Resiliency Projects with No Identified Funding Source | | Expenditures (in \$thousands) | | | |
|---|---------------|-------------------------------|-----------------------|-----------------------|-----------------------|
| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
 - If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc . Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | N/A | | | | | | |
| 2017-18 | N/A | | | | | | |
| 2018-19 | 0 | 0 | | | | | |
| 2019-20 | 45,697 | 45,697 | | | | | |
| 2020-21 | 142,280 | 142,280 | | | | | |

Expansion

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | N/A | | | | | | |
| 2017-18 | N/A | | | | | | |
| 2018-19 | N/A | | | | | | |
| 2019-20 | N/A | | | | | | |
| 2020-21 | N/A | | | | | | |

Resiliency

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | N/A | | | | | | |
| 2017-18 | N/A | | | | | | |
| 2018-19 | N/A | | | | | | |
| 2019-20 | N/A | | | | | | |
| 2020-21 | N/A | | | | | | |

Replacement of Aging Infrastructure

| | Total | Funding Sources for Actual Expenditures | | | | | |
|--|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |

| | | | | | | | |
|---------|-----|--|--|--|--|--|--|
| 2016-17 | N/A | | | | | | |
| 2017-18 | N/A | | | | | | |
| 2018-19 | N/A | | | | | | |
| 2019-20 | N/A | | | | | | |
| 2020-21 | N/A | | | | | | |

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

| Committed Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| Maintenance | 4,519 | 5,064 | 5,701 | 6,419 |
| Expansion | 7,022 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Total Committed Revenues (=Total Committed Projects) | 11,541 | 5,064 | 5,701 | 6,419 |

| No Identified Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| Maintenance | 0 | 0 | 0 | 0 |
| Expansion | 0 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Projected Funding Gap (=Total Non-Committed Needs) | 0 | 0 | 0 | 0 |

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

| Strategies for New Funding Sources | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | 0 | 0 | 0 | 0 |

| | | | | |
|---------------------------------|---|---|---|---|
| Remaining Unfunded Needs | 0 | 0 | 0 | 0 |
|---------------------------------|---|---|---|---|

| Project & Type Information | | | Expenditures (in \$thousands) | | | | |
|---|--|--------------|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type (Choose from dropdown list) | Funding Source Type (Choose from dropdown list) | Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Project & Type Information | | | Expenditures | | | | |
|---|------------------------------|------------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type | Funding Source Type | | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Expansion Projects, Flood Protection | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Water Quality | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Resiliency Projects | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| End of Useful Life Replacement Projects | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Flood Protection | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Water Quality | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Resiliency Projects | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| End of Useful Life Replacement Projects | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|--|--|--|----------|----------|----------|----------|----------|
| Total of Projects without Project Type and/or Funding Source Type | | | 0 | 0 | 0 | 0 | 0 |
|--|--|--|----------|----------|----------|----------|----------|

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

8

FIELD OPERATIONS AGREEMENT

THIS FIELD OPERATIONS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2022, by and between:

Harmony West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose mailing address is c/o Wrathell Hunt & Associates, 2300 Glades Road #410W, Boca Raton, Florida 33431 (“**District**”), and

SunScape Landscape Management Services, Inc. d/b/a SunScape Consulting, a Florida corporation, whose address is 735 Primera Blvd, Suite 145, Lake Mary, Florida 32746 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant Chapter 190, *Florida Statutes* (“**Act**”); and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District presently owns and is continuing to construct and/or acquire various systems, facilities and infrastructure (“**Improvements**”) located within the District; and

WHEREAS, the District operates and maintains the Improvements and desires to retain an independent contractor to provide for field operations management for the Improvements; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to contract with the Contractor to manage the operation and maintenance of the Improvements.

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

1. **Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **Contractor’s Obligation.**

A. *Field Operations Management.* The Contractor shall provide the District with field operations management services for the Improvements, and shall designate a representative for purposes of reporting to and coordinating with the District (“**Contractor’s Representative**”). The Contractor’s Representative shall initially be _____, and Contractor shall notify the District in writing of any change in the Contractor’s Representative. Contractor shall be responsible for, and authorized to

perform on behalf of the District, general oversight and management of the Improvements, as further described in the "Scope of Services and Responsibilities" attached hereto as **Exhibit A**.

- B. *Inspection.*** The Contractor shall conduct periodic inspections of all Improvements. In the event the Contractor discovers any irregularities of, or needs of repair to, the Improvements, the Contractor shall report same to the District Contractor or its designated representative and shall promptly correct, or cause to be corrected, any such irregularities or repairs.
- C. *Notification of Emergency Repairs.*** The Contractor shall immediately notify the District Engineer and District Contractor, or a designated representative, concerning the need for emergency repairs of which Contractor is aware when such repairs are necessary for the preservation and safety of persons and/or property.
- D. *Care of the Property.*** The Contractor shall use commercially reasonable efforts to protect the District's property and the property of landowners or other entities from damage by the Contractor, its employees or contractors. The Contractor agrees to promptly repair any damage to such property resulting from the Contractor's activities and work and to notify the District of the occurrence of such damage caused by the Contractor's activities within forty-eight (48) hours.
- E. *Limitations on Contractor's Duties.*** Notwithstanding anything contained herein to the contrary:
 - i.** The Contractor shall not be responsible for or have control of accounting or cash disbursements for the District, nor shall the Contractor have the authority to approve change orders or additional services. Any proposals for change orders or additional services must be submitted to the District Manager for consideration by the District's Board of Supervisors.
 - ii.** The Contractor shall not be required to make exhaustive or continuous on-site inspections to check the District's property, review construction means, methods, techniques, sequences or procedures for work performed by contractors, review copies of requisitions received from subcontractors and material suppliers and other data requested by the District to ascertain how or for what purpose a contractor has used money previously paid.

3. Compensation. The District shall pay the Contractor One Thousand Two Hundred Fifty Dollars (\$1,250.00) per month for the provision of field operations management services pursuant to the terms of this Agreement.

Additionally, the Manager shall be entitled to reimbursement for its reasonable and customary costs and expenses incurred by the Manager and its employees and consultants in the performance of its duties hereunder. Such expenses shall include, but are not limited to: expenses of long-distance communications; fees paid for securing permits or other approval of authorities having jurisdictions over the Improvements; the cost of reproductions, postage, express deliveries, electronic facsimile transmissions, and costs for the handling of drawings, specifications and other construction documents;

any increase in premiums for that portion of insurance required by this Agreement that can be directly attributed to this Agreement; sales, use or similar taxes imposed by a governmental authority on any purchase otherwise authorized under this Agreement; and costs incurred in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons or property if otherwise authorized pursuant to this Agreement (the “**Reimbursable Expenses**”). All Reimbursable Expenses shall be supported by reasonable documentation.

4. **Term; Termination.**

- A. The term of this Agreement shall commence as of the date first written above and shall terminate September 30, 2023, unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least thirty (30) days’ written notice of its intent to not renew the Agreement.
- B. Notwithstanding the foregoing, the Contractor and the District shall both have the right to terminate this Agreement upon thirty (30) days’ written notice with or without cause. In the event of any termination, the Contractor and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties. Any termination of this Agreement shall not release District from its obligation to pay Contractor the compensation and Reimbursable Expenses due for work performed prior to termination, subject to any offsets the District may have.

5. **Insurance.** The Contractor shall maintain, at its own expense throughout the term of this Agreement, insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Contractor shall provide the District a copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days’ notice of cancellation of any such insurance policy. Policies shall have the minimum levels of insurance as set forth in **Exhibit B**. As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds.

6. **Indemnity.** Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District’s percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in

bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. The indemnity obligations in this Agreement shall survive expiration or earlier termination of this Agreement.

7. **Recovery of Costs and Fees.** In the event either the District or the Contractor are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Contractor, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

8. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **Assignment.** Neither Party may assign this Agreement without the prior written approval of the other.

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

11. **Headings for Convenience Only.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

12. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

13. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

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

15. **Notices.** All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, and at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

16. **Third-Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

17. **Controlling Law; Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in the County in which the District is located.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (877) 276-0889, WRATHELLC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

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

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

21. **E-Verify.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**HARMONY WEST COMMUNITY DEVELOPMENT
DISTRICT**

Chairman, Board of Supervisors

SUNSCAPE LANDSCAPE MANAGEMENT SERVICES, INC.

By: _____

Print Name: _____

Its: _____

EXHIBIT A

SunScape Scope of Service – Monthly Inspections – Harmony West CDD

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement, dated August 10, 2022:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Management of bid solicitation for the landscape maintenance contract; not to exceed one occurrence every two years.
3. Provide input for the landscape program budget based on the specific needs of the Client.
4. Assist in the selection of annuals and/or perennials for flower beds and containers, as applicable on each property.
5. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
6. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
7. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
8. Layout, pricing and supervision of incidental landscape enhancements under \$5,000.00 in value.
9. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
10. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
11. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
12. Perform monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
13. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$5,000.00 in value.
14. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

SunScape Compensation – Harmony West CDD

Client will pay SunScape the fees set forth below as compensation to execute the services described in SunScape's Scope of Services listed on Schedule A.

| | |
|----------------------|-------------|
| Monthly Amount: | \$1,250.00 |
| Total Annual Amount: | \$15,000.00 |

*Note: Amounts include completed areas as of June 2022.

EXHIBIT B
Insurance Certificate and Endorsements

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

9

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

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

| | General Fund | Debt Service Fund Series 2018 | Debt Service Fund | Capital Projects Fund Series 2018 | Total Governmental Funds |
|---|-------------------|--|-------------------------|--|--------------------------------|
| ASSETS | | | | | |
| Cash | \$ 343,902 | \$ - | \$ - | \$ - | \$ 343,902 |
| Investments | | | | | |
| Revenue | - | 285,394 | - | - | 285,394 |
| Reserve | - | 430,094 | - | - | 430,094 |
| Construction | - | - | - | 7 | 7 |
| Due from Developer | - | - | 15,820 | - | 15,820 |
| Due from general fund | - | 5,537 | - | - | 5,537 |
| Due from Harmony CDD | 1,420 | - | - | - | 1,420 |
| Utility deposit | 8,864 | - | - | - | 8,864 |
| Total assets | <u>\$ 354,186</u> | <u>\$ 721,025</u> | <u>\$ 15,820</u> | <u>\$ 7</u> | <u>\$ 1,091,038</u> |
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities: | | | | | |
| Accounts payable on-site | \$ 5,953 | \$ - | \$ 6,305 | \$ - | \$ 12,258 |
| Due to Developer | - | - | 15,820 | - | 15,820 |
| Due to debt service fund | 5,537 | - | - | - | 5,537 |
| Landowner advance | 3,300 | - | - | - | 3,300 |
| Total liabilities | <u>14,790</u> | <u>-</u> | <u>22,125</u> | <u>-</u> | <u>36,915</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | |
| Deferred receipts | 1,420 | - | - | - | 1,420 |
| Total deferred inflows of resources | <u>1,420</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>1,420</u> |
| Fund balances: | | | | | |
| Restricted | | | | | |
| Debt service | - | 721,025 | (6,305) | - | 714,720 |
| 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 | 224,994 | - | - | - | 224,994 |
| Total fund balances | <u>337,976</u> | <u>721,025</u> | <u>(6,305)</u> | <u>7</u> | <u>1,052,703</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 354,186</u> | <u>\$ 721,025</u> | <u>\$ 15,820</u> | <u>\$ 7</u> | <u>\$ 1,091,038</u> |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll | \$ 3,978 | \$ 320,268 | \$ 319,474 | 100% |
| Assessment levy: off-roll | - | 122,963 | 122,963 | 100% |
| Developer contribution | - | - | 1,765 | 0% |
| Lot closings | - | 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 | 3,978 | 508,803 | 453,577 | 112% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 4,000 | 36,000 | 48,000 | 75% |
| Legal - general counsel | 994 | 6,963 | 15,000 | 46% |
| Engineering | - | 9,515 | 10,000 | 95% |
| Audit | - | 5,200 | 6,150 | 85% |
| Arbitrage rebate calculation | - | - | 750 | 0% |
| Dissemination agent | 83 | 750 | 1,000 | 75% |
| Trustee | - | - | 5,250 | 0% |
| Telephone | 17 | 150 | 200 | 75% |
| Postage | 49 | 182 | 500 | 36% |
| Printing & binding | 42 | 375 | 500 | 75% |
| Legal advertising | - | 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 | 5,185 | 68,706 | 97,175 | 71% |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| Field operations and maintenance | | | | |
| Field operations manager | 500 | 2,600 | 5,000 | 52% |
| Field operations accounting | 146 | 1,312 | 1,750 | 75% |
| Landscaping contract labor | 15,917 | 125,461 | 187,255 | 67% |
| 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 | - | 2,588 | 5,000 | 52% |
| Plants, shrubs & mulch | - | 12,600 | 16,800 | 75% |
| Annuals | - | 22,785 | 25,000 | 91% |
| Tree trimming | - | - | 2,000 | 0% |
| Signage | - | 3,402 | 1,000 | 340% |
| General maintenance | 540 | 2,900 | 4,000 | 73% |
| Fence / wall repair | - | - | 1,500 | 0% |
| Aquatic control - waterway | 3,824 | 5,800 | 12,672 | 46% |
| Wetland monitoring & maintenance | 400 | 4,573 | 6,000 | 76% |
| Buck lake mgmt & consulting cost-share | 290 | 498 | 2,900 | 17% |
| Buck lake maintenance cost-share | 2,400 | 5,900 | 14,400 | 41% |
| Electric: | | | | |
| Irrigation | 18 | 18,108 | 2,500 | 724% |
| Street lights | 5,672 | 5,672 | 28,000 | 20% |
| Entrance signs | - | - | 1,500 | 0% |
| Fountain electricity | 1,943 | 19,351 | - | N/A |
| Water irrigation | 937 | 5,400 | 20,000 | 27% |
| Total field operations and maintenance | <u>32,587</u> | <u>243,607</u> | <u>349,658</u> | 70% |
| Other fees & charges | | | | |
| Property appraiser | - | 275 | 83 | 331% |
| Tax collector | 76 | 6,567 | 6,656 | 99% |
| Total other fees & charges | <u>76</u> | <u>6,842</u> | <u>6,739</u> | 102% |
| Total expenditures | <u>37,848</u> | <u>319,155</u> | <u>453,572</u> | 70% |
| Excess/(deficiency) of revenues over/(under) expenditures | (33,870) | 189,648 | 5 | |
| Fund balances - beginning | 371,846 | 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 | 224,994 | 224,994 | 6,344 | |
| Fund balances - ending | <u>\$ 337,976</u> | <u>\$ 337,976</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 JUNE 30, 2022**

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: on-roll | \$ 5,647 | \$ 454,636 | \$ 453,540 | 100% |
| Assessment levy: off-roll | - | 56,657 | 90,574 | 63% |
| Lot closings | - | 87,830 | - | N/A |
| Interest | 165 | 195 | - | N/A |
| Total revenues | <u>5,812</u> | <u>599,318</u> | <u>544,114</u> | 110% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 130,000 | 130,000 | 100% |
| Interest | - | 401,154 | 401,154 | 100% |
| Total debt service | <u>-</u> | <u>531,154</u> | <u>531,154</u> | 100% |
| Other fees & charges | | | | |
| Tax collector | 110 | 9,090 | 9,449 | 96% |
| Total other fees and charges | <u>110</u> | <u>9,090</u> | <u>9,449</u> | 96% |
| Total expenditures | <u>110</u> | <u>540,244</u> | <u>540,603</u> | 100% |
| Excess/(deficiency) of revenues over/(under) expenditures | 5,702 | 59,074 | 3,511 | |
| Fund balances - beginning | 715,323 | 661,951 | 660,770 | |
| Fund balances - ending | <u>\$ 721,025</u> | <u>\$ 721,025</u> | <u>\$ 664,281</u> | |

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

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | \$ - | \$ - |
| Total revenues | - | - |
| EXPENDITURES | | |
| Debt service | | |
| Cost of issuance | \$ 6,305 | \$ 6,305 |
| Total debt service | 6,305 | 6,305 |
| Excess/(deficiency) of revenues over/(under) expenditures | (6,305) | (6,305) |
| Fund balances - beginning | - | - |
| Fund balances - ending | \$ (6,305) | \$ (6,305) |

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

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

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

10A

DRAFT

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

The Board of Supervisors of the Harmony West Community Development District held 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.

Present were:

| | |
|---------------------------------|---------------------|
| William (Bill) Fife | Vice Chair |
| Robyn Bronson | Assistant Secretary |
| Roger Van Auker (via telephone) | Assistant Secretary |
| John Wiggins | Assistant Secretary |

Also present were:

| | |
|---------------------------------|------------------------------------|
| Cindy Cerbone | District Manager |
| Daniel Rom | Wrathell, Hunt and Associates, LLC |
| Jere Earlywine (via telephone) | District Counsel |
| Meredith Hammock | KE Law Group, PLLC |
| Marc Stehli (via telephone) | District Engineer |
| Cynthia Wilhelm (via telephone) | Nabors, Giblin & Nickerson, P.A. |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:30 a.m. Supervisors Fife, Bronson and Wiggins were present. Supervisor Van Auker was present via telephone. Supervisor Tyree was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

40 Statutes; Expressing the Need for the Levy
41 of Non-Ad Valorem Assessments and
42 Setting Forth the Legal Description of the
43 Real Property Within the District’s
44 Jurisdictional Boundaries that May or Shall
45 Be Subject to the Levy of District Non-Ad
46 Valorem Assessments; Providing for
47 Severability; Providing for Conflict and
48 Providing for an Effective Date
49

50 **A. Affidavit/Proof of Publication**

51 The affidavit of publication was included for informational purposes.

52 **B. Consideration of Resolution 2022-21, Expressing its Intent to Utilize the Uniform**
53 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
54 **May Be Levied by the Harmony West Community Development District in Accordance**
55 **with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing**
56 **an Effective Date**

57

58 **On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the**
59 **Public Hearing was opened.**

60

61

62 No members of the public spoke.

63

64 **On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor,**
65 **the Public Hearing was closed.**

66

67

68 Mr. Rom presented Resolution 2022-21 and read the title.

69

70 **On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor,**
71 **Resolution 2022-21, Expressing its Intent to Utilize the Uniform Method of**
72 **Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be**
73 **Levied by the Harmony West Community Development District in Accordance**
74 **with Section 197.3632, Florida Statutes; Providing a Severability Clause; and**
75 **Providing an Effective Date, was adopted.**

76

77 **FOURTH ORDER OF BUSINESS**

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

78
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107

- *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.*

The items occurred below.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

The affidavit of publication and Mailed Notice were included for informational purposes.

C. Revised Master Engineer’s Report for Capital Improvements *(for informational purposes)*

The Revised Master Engineer’s Report was included for informational purposes.

Mr. Stehli noted that preparation of the Stormwater Wastewater Management Needs Analysis Report is underway.

Mr. Rom stated that, although the title says “Revised”, there were no changes to the Engineer’s Report since it was last presented.

D. Revised Master Special Assessment Methodology Report *(for informational purposes)*

Mr. Rom stated that, although the title says “Revised”, there were no changes to the Methodology Report since it was last presented.

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

108 Government Property, and Transfers of Property to Units of Local, State and Federal
109 Government; Authorizing an Assessment Notice; and Providing for Severability,
110 Conflicts and an Effective Date

111

112 **On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor,**
113 **the Public Hearing was opened.**

114

115

- 116 • *Hear testimony from the affected property owners as to the propriety and advisability*
117 *of making the improvements and funding them with special assessments on the*
118 *property.*

119 No members of the public spoke.

120

121 **On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor,**
122 **the Public Hearing was closed.**

123

124

- 125 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
126 *all complaints as to the special assessments on a basis of justice and right.*

127 The Board, sitting as the Equalizing Board, made no changes.

128 Mr. Rom presented Resolution 2022-22 and read the title.

129

130 **On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor,**
131 **Resolution 2022-22, Making Certain Findings; Authorizing a Capital**
132 **Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated**
133 **Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving,**
134 **Confirming and Levying Debt Assessments; Addressing the Finalization of**
135 **Special Assessments; Addressing the Payment of Debt Assessments and the**
136 **Method of Collection; Providing for the Allocation of Debt Assessments and**
137 **True-Up Payments; Addressing Government Property, and Transfers of**
138 **Property to Units of Local, State and Federal Government; Authorizing an**
139 **Assessment Notice; and Providing for Severability, Conflicts and an Effective**
140 **Date, was adopted.**

141

142

143 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
144 **Statements as of April 30, 2022**

145
146 Mr. Rom presented the Unaudited Financial Statements as of April 30, 2022.

147

148 **On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor,**
149 **the Unaudited Financial Statements as of April 30, 2022, were accepted.**

150

151

152 **SIXTH ORDER OF BUSINESS** **Approval of May 19, 2022 Regular Meeting**
153 **Minutes**

154

155 Mr. Rom presented the May 19, 2022 Regular Meeting Minutes.

156

157 **On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor,**
158 **the May 19, 2022 Regular Meeting Minutes, as presented, were approved.**

159

160

161 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

162

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

164 There was no report.

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

166 There was no report.

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

168 There was no report.

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

170 **I. 373 Registered Voters in District as of April 15, 2022**

171 **II. UPCOMING MEETING DATES:**

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

173 Mr. Rom recalled the decision at the last meeting to terminate the landscape
174 contractor, Down-To-Earth (DTE). The termination notice was sent and the 30-days is up on
175 July 2, 2022. According to the Vice Chair, another landscape contractor is able to offer interim

176 services, while the Request for Proposals (RFP) responses are received and the contract is
177 awarded and finalized.

178

179 **On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor,**
180 **authorizing the Vice Chair and Staff to prepare and finalize a short-term**
181 **Agreement with Commercial Companies for Interim Landscape Services from**
182 **July 3 through July 31, 2022, and authorizing the Chair and Vice Chair to**
183 **execute, was approved.**

184

185

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

187 **• QUORUM CHECK**

188 The next meetings will be held on July 7, 2022 and July 21, 2022.

189

190 **EIGHTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

191

192 There were no Board Members' comments or requests.

193

194 **NINTH ORDER OF BUSINESS** **Public Comments**

195

196 There were no public comments.

197

198 **TENTH ORDER OF BUSINESS** **Adjournment**

199

200

201 **On MOTION by Mr. Wiggins and seconded by Ms. Bronson with all in favor, the**
202 **meeting adjourned at 10:44 a.m.**

203

204

205

206

207

208 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

209
210
211
212
213
214

Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

10B

DRAFT

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

The Board of Supervisors of the Harmony West Community Development District held a Special Meeting on July 7, 2022 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

| | |
|------------------------------|---------------------|
| John Chris Tyree | Chair |
| William Fife (via telephone) | Vice Chair |
| Robyn Bronson | Assistant Secretary |
| Roger Van Auker | Assistant Secretary |
| John Wiggins | Assistant Secretary |

Also present were:

| | |
|--------------------------------|------------------------------------|
| Cindy Cerbone | District Manager |
| Andrew Kantarzhi | Wrathell, Hunt and Associates, LLC |
| Jamie Sanchez (via telephone) | Wrathell, Hunt and Associates, LLC |
| Jere Earlywine (via telephone) | District Counsel |
| Mark Hills | Field Operations Manager |
| RFP Respondents | |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Cerbone called the meeting to order at 10:36 a.m. Supervisors Tyree, Wiggins, Bronson and Van Auker were present. Supervisors Fife was present via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Earlywine noted this is a public meeting with full participation but the Board will be scoring the responses to the Request for Proposals (RFP) for Landscaping Services and following the instructions within the RFP package. As such, he warned the RFP respondents in attendance who wish to speak, not to touch or augment on the RFP, as it will create an issue in considering the proposal.

39 Ms. Cerbone noted that both parties declined to speak.

40

41 **THIRD ORDER OF BUSINESS**

**Consideration of Proposals for Landscape
Maintenance Services**

42

43

44 **A. RFP Package**

45 **B. Affidavit/Proof of Publication**

46 These items were included for informational purposes. Ms. Cerbone stated there were a
47 few addendums to the RFP, which were sent out.

48 **C. Respondents**

49 **I. Brightview Landscape Services, Inc.**

50 **II. Cebra Landscape**

51 **III. Omegascares, Inc.**

52 **IV. United Land Services**

53 **V. Yellowstone Landscaping**

54 Ms. Cerbone stated that, of the five respondents to the RFP, Omegascares, Inc.
55 (Omegascares) had two irregularities from the requirements in the RFP. She and Mr. Earlywine
56 advised the Board of their options to either reject Omegascares' bid or take the irregularities
57 into account during the scoring process; the two irregularities did not meet the three specific
58 criteria listed in the RFP package necessary to reject Omegascares.

59 Ms. Cerbone stated that Mr. Hills prepared and submitted his recommended scoring.

60 Mr. Fife and Mr. Hills provided information about the on-site pre-bid meeting that
61 resulted in subsequent addendums to the RFP. The variances between the respondents are
62 reflected in his scores, with the exception of pricing, as it is determined by a certain formula.

63 **D. Ranking**

64 Mr. Hills presented his scoring and ranking for each respondent, by category and by
65 vendor, as follows:

| | | | |
|----|----|-------------------------|--------------|
| 66 | #1 | United Land Services | 93.00 points |
| 67 | #2 | Yellowstone Landscaping | 88.22 points |
| 68 | #3 | Cebra Landscape | 80.38 points |

69 #4 BrightView Landscape Services, Inc. 80.21 points
70 #5 Omegascares, Inc. 18.16 Points

71 Regarding quantity of mulch, Mr. Hills stated that some respondents' calculations were
72 either too low or too high. Of the choices given, the Board chose to accept Mr. Hills' scoring
73 and rankings.

74 **E. Authorization to Engage Respondent**

75

76 **On MOTION by Mr. Tyree and seconded by Mr. Wiggins, with all in favor,**
77 **acceptance of the recommended scoring and rankings, ranking United Land**
78 **Services, as the #1 ranked respondent to the Landscape Maintenance Services**
79 **Request for Proposals and authorizing Staff to send a notice of award and to**
80 **enter into a contract with United Land Services, was approved.**

81

82

83 Mr. Tyree advised the United Land Services representatives that their work will be
84 scrutinized and the Board and Staff are expecting a high standard level of service from them.

85

86 **FOURTH ORDER OF BUSINESS**

**Ratification of Fox Signs Proposal for "No
87 Trespassing" Signage**

88

89 Ms. Cerbone presented the executed Fox Signs proposal for "No Trespassing" signs. She
90 indicated that the signs were installed as the first step to addressing resident complaints to
91 Managements' office about ATVs and other motorized vehicles trespassing and the police
92 taking no action to their calls.

93 Mr. Hills stated that this is becoming a major problem but the police will take action
94 once the signs are installed. A recent incident and a fatality at Holmly were discussed. Mr. Hills
95 and Mr. Fife toured the area and felt that a long-term solution would be to install a fence to
96 deter activity.

97 Discussion ensued regarding entering into an Encroachment Agreement with the gas
98 company, residents contacting the Sheriff's Office and Staff advising the Florida Fish and
99 Wildlife Conservation Commission (FWCC) about the trespassing incidents.

100 Regarding the Agreement with the Sheriff’s Office, Ms. Cerbone stated that Mr. Hills will
101 contact them; the HOA and CDD will be parties to the Agreement.

102

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the Fox Signs Proposal for “No Trespassing” Signage, in a not-to-exceed amount of \$317.13, was ratified.

106

107

FIFTH ORDER OF BUSINESS

Consideration of Terrys’ Electric, Inc., Palm Tree Lighting Proposal #SP22267

109

110

111 Ms. Cerbone presented Terrys’ Electric, Inc., Proposal #SP22267. Mr. Hill stated this is
112 to rewire the palm tree landscape uplighting at the front entrance that was damaged by the
113 landscapers. The invoice will be marked to show that services are directed to the District.

114

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Terrys’ Electric, Inc., Proposal #SP22267 to rewire the Palm Tree landscape uplighting, in a not-to-exceed amount of \$4,880, was approved.

118

119

SIXTH ORDER OF BUSINESS

Consideration of Cascade Fountains Div. Fountain Design Group, Inc., Fountain Maintenance Proposal for Quarterly Cleaning of Four Lake Fountains

121

122

123

124

125 Mr. Hills recommended approval to proceed with the maintenance program, as this will
126 extend the life span of the equipment and enable the CDD to avoid incurring excessive repair
127 costs.

128

129 Ms. Cerbone stated the fees will increase to \$725 per quarter, once the fifth fountain is
130 installed.

130

On MOTION by Mr. Wiggins and seconded by Mr. Van Auker, with all in favor, Cascade Fountains Div. Fountain Design Group, Inc., Proposal #6390 for quarterly maintenance and cleaning of four lake fountains, in the amount of \$580, and transitioning to \$725, once the fifth fountain is installed, was approved.

131

132

133

134

135

136 SEVENTH ORDER OF BUSINESS Staff Reports

137

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

139 There was no report.

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

141 There was no report.

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

143 Mr. Hills stated that the last four weeks were difficult trying to resolve landscape issues.

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

- 145 • NEXT MEETING DATE: July 21, 2022 at 10:30 A.M.

- 146 ○ QUORUM CHECK

147 The next meeting will be held on July 21, 2022, unless cancelled.

148

149 EIGHTH ORDER OF BUSINESS Board Members' Comments/Requests

150

151 There were no Board Members' comments or requests.

152

153 NINTH ORDER OF BUSINESS Public Comments

154

155 There were no public comments.

156

157 TENTH ORDER OF BUSINESS Adjournment

158

159 There being nothing further to discuss, the meeting adjourned at 11:09 a.m.

160

161 On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, the
162 meeting adjourned at 11:09 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

169
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174

Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

11D

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 CANCELED | Regular Meeting | 10:30 AM |
| August 18, 2022 | Public Hearing & Regular Meeting | 10:30 AM |
| September 15, 2022 | Regular Meeting | 10:30 AM |