

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

July 18, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 11, 2024

Board of Supervisors
Harmony West Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony West Community Development District will hold Public Hearings and a Regular Meeting on July 18, 2024 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 to Consider the Adoption of the Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; 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 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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 CFL Landscape Services Inc., Invoice #2185 [Irrigation T&M]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Ratification Items
 - A. United Land Services Proposals
 - I. #95220 [Installation of 90 Yards of Playground Mulch]
 - II. #101525 [2024 May MI Repairs]
 - B. Allsmiths Services Estimates
 - I. No. 2259 [Main Entrance Wall and Columns Painting \$4,985]
 - II. No. 2260 [Painting of Seven Inside Columns \$2,595]
 - III. No. 2261 [Repainting Black Fence Areas \$1,380]
 - C. Lake Pros, LLC Amendments to Agreement for Aquatic Maintenance Services
 - I. Third Amendment [Ponds 14 and 16]
 - II. Fourth Amendment [Pond 17]
 - D. Cascade Fountains Div. Fountain Design Group, Inc., Fountain Maintenance Proposal #7027 [Quarterly Cleaning on Seven (7) Lake Fountains]
7. Discussion: Gate Installation on Harmony West Trails
8. Discussion: Fishing and Hunting Activity in CDD-Owned Stormwater Ponds
9. Discussion: Florida Gas Transmission Company, LLC, 5-day FERC
10. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
11. Consideration of Resolution 2024-09, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023
12. Acceptance of Unaudited Financial Statements as of May 31, 2024
13. Approval of April 18, 2024 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. Field Operations Manager: *Association Solutions of Central Florida, Inc.*

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

- 818 Registered Voters in District as of April 15, 2024
- NEXT MEETING DATE: August 15, 2024 at 10:30 AM

○ QUORUM CHECK

SEAT 1	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	AYDEN WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROGER VAN AUKE	☐ IN PERSON	☐ PHONE	☐ NO

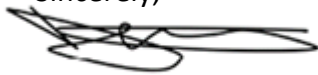
15. Board Members' Comments/Requests

16. Public Comment

17. Adjournment

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

Sincerely,



Daniel Rom
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

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Jun. 27, 2024

Notice ID: NOxmV7gLcpmCPHQ3B0em

Notice Name: HARMONY WEST CDD*Notice of FY5 Budget Hearing

PUBLICATION FEE: \$75.53

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Yuade Moore

Agent

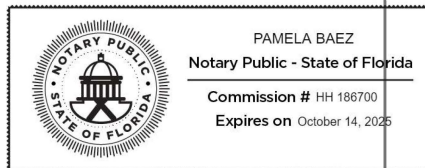
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 07/01/2024

Pamela Baez

Notary Public
Notarized remotely online using communication technology via Proof.



HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Harmony West Community Development District ("District") will hold a public hearing on **July 18, 2024 at 10:30 a.m., or as soon thereafter as the matter may be heard and at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting 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.

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 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.

District Manager
June 27, 2024

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) 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 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 2024/2025, 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 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 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 JULY, 2024.

ATTEST:

**HARMONY WEST COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
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**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 849,031				\$ 1,044,264
Allowable discounts (4%)	(33,961)				(41,771)
Assessment levy: on-roll - net	815,070	\$807,590	\$ 7,480	\$ 815,070	1,002,493
Assessment levy: off-roll	63,681	31,841	30,121	61,962	290,614
Lot closings	-	1,719	-	1,719	-
Buck Lake management & consulting-cost share	875	-	175	175	875
Buck Lake maintenance-cost share	7,200	4,375	2,825	7,200	7,250
Dock applications	500	-	500	500	500
Total revenues	887,326	845,525	41,101	886,626	1,301,732
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal - general counsel	25,000	1,672	5,000	6,672	25,000
Engineering	10,000	559	1,500	2,059	10,000
Audit	12,150	-	5,340	5,340	7,000
Arbitrage rebate calculation	1,250	-	1,000	1,000	1,500
Dissemination agent	3,000	833	1,167	2,000	3,000
EMMA software system	-	-	1,000	1,000	1,000
Trustee	15,750	-	9,000	9,000	9,000
Telephone	200	83	117	200	200
Postage	500	44	456	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	80	2,920	3,000	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	7,600	7,103	-	7,103	7,814
Contingencies	750	36	714	750	750
Office supplies	750	-	750	750	750
Miscellaneous	750	-	750	750	750
Property taxes	-	5,358	-	5,358	5,000
Bank fees	750	-	-	-	-
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser	328	408	-	408	1,044
Tax collector	16,981	16,136	845	16,981	20,885
Total professional & administrative	146,849	53,610	58,851	112,461	145,283

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
EXPENDITURES (continued)					
Field operations and maintenance					
Field operations manager	6,000	2,500	3,500	6,000	7,200
Field operations accounting	1,750	729	1,021	1,750	3,500
Landscaping contract labor	300,740	165,393	129,607	295,000	465,000
Insurance: property	7,882	7,284	-	7,284	8,231
Porter services - dog park	5,000	820	4,180	5,000	11,200
Playground ADA mulch	4,000	-	3,200	3,200	9,000
Backflow prevention test	150	-	150	150	150
Irrigation maintenance/repair	10,000	6,893	3,107	10,000	22,000
Plants, shrubs & mulch	38,000	8,550	29,450	38,000	87,000
Annuals	44,000	6,400	14,200	20,600	28,100
Tree trimming	28,000	-	15,000	15,000	26,500
Signage	3,500	-	500	500	6,500
General maintenance	6,000	1,120	4,380	5,500	17,000
Fence/wall repair	4,000	-	1,500	1,500	9,500
Aquatic control - waterway	14,000	6,975	4,375	11,350	24,500
Fountain maintenance	8,000	1,160	1,840	3,000	15,000
Buck Lake management & consulting-cost share	1,750	-	200	200	1,750
Buck Lake maintenance-cost share	14,400	-	14,400	14,400	14,500
Wetland monitoring and maintenance	4,800	4,800	-	4,800	4,800
Electric:					
Irrigation	54,000	6,369	13,631	20,000	94,000
Street lights	56,000	10,420	30,000	40,420	78,000
Entrance signs	3,000	598	1,602	2,200	7,500
Palm tree lights	5,000	-	-	-	1,500
Fountain	60,000	13,289	18,711	32,000	66,000
Water- irrigation	60,000	27,342	38,279	65,621	121,000
Total field operations & maintenance	<u>739,972</u>	<u>270,642</u>	<u>332,833</u>	<u>608,475</u>	<u>1,129,431</u>
Total expenditures	<u>886,821</u>	<u>324,252</u>	<u>391,684</u>	<u>720,936</u>	<u>1,274,714</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 505	 521,273	 (350,583)	 165,690	 27,018
 Fund balance - beginning (unaudited)	 282,040	 423,461	 944,734	 423,461	 589,151
Fund balance - ending (projected)					
Committed					
Assigned					
Playground	7,500	7,500	7,500	7,500	9,000
Sign and wall	7,000	7,000	7,000	7,000	10,000
3 months working capital	184,405	184,405	184,405	184,405	324,539
Unassigned	83,640	745,829	395,246	390,246	272,630
Fund balance - ending (projected)	<u>\$ 282,545</u>	<u>\$ 944,734</u>	<u>\$ 594,151</u>	<u>\$ 589,151</u>	<u>\$ 616,169</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
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.	
Legal - general counsel	25,000
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.	
Engineering	10,000
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.	
Audit	7,000
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.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
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.	
EMMA software system	1,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Trustee	9,000
Annual Fee paid for the service provided as Trustee, Paying Agent and Registrar for Series 2018 and Series 2023.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Copies, agenda package items, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance: GL & POL	7,814
The District carries public officials liability and general liability insurance. The limit of liability is set at \$1,000,000 for public officials liability.	

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

Contingencies	750
Bank charges and other miscellaneous expenses incurred during the year.	
Office supplies	750
Accounting and administrative supplies.	
Miscellaneous	750
Property taxes	5,000
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	1,044
Tax collector	20,885
Total professional & administrative	<u>145,283</u>
EXPENDITURES (continued)	
Field operations and maintenance	
Field operations manager	7,200
Prorated FY20 agreement + Prorated FY21 anticipated increase	
Field operations accounting	3,500
Landscaping contract labor	465,000
Basic maintenance, irrigation inspection and fertilization/pest control	
Insurance: property	8,231
Porter services - dog park	11,200
Playground ADA mulch	9,000
Backflow prevention test	150
Irrigation maintenance/repair	22,000
Plants, shrubs & mulch	87,000
Annuals	28,100
Tree trimming	26,500
Signage	6,500
General maintenance	17,000
Fence/wall repair	9,500
Aquatic control - waterway	24,500
Fountain maintenance	15,000
Buck Lake management & consulting-cost share	1,750
Buck Lake maintenance-cost share	14,500
Wetland monitoring and maintenance	4,800
Electric:	
Irrigation	94,000
Street lights	78,000
Entrance signs	7,500
Palm tree lights	1,500
Fountain	66,000
Water- irrigation	121,000
Total field operations & maintenance	<u>1,129,431</u>
Total expenditures	<u><u>\$1,274,714</u></u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 568,598				\$ 568,598
Allowable discounts (4%)	(22,744)				(22,744)
Net assessment levy - on-roll	545,854	\$ 540,500	\$ 5,354	\$ 545,854	545,854
Interest	-	17,361	-	17,361	-
Total revenues	545,854	557,861	5,354	563,215	545,854
EXPENDITURES					
Debt service					
Principal	140,000	-	140,000	140,000	155,000
Interest	390,223	195,111	195,112	390,223	384,448
Tax collector	11,372	10,799	573	11,372	11,372
Total expenditures	541,595	205,910	335,685	541,595	550,820
Excess/(deficiency) of revenues over/(under) expenditures	4,259	351,951	(330,331)	21,620	(4,966)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	7	-	7	-
Total other financing sources/(uses)	-	7	-	7	-
Fund balance:					
Net increase/(decrease) in fund balance	4,259	351,958	(330,331)	21,627	(4,966)
Beginning fund balance (unaudited)	770,289	799,554	1,151,512	799,554	821,181
Ending fund balance (projected)	\$774,548	\$1,151,512	\$ 821,181	\$ 821,181	816,215
Use of fund balance:					
Debt service reserve account balance (required)					(430,093)
Interest expense - November 1, 2025					(188,543)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 197,579

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

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
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	381,472.50	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	390,735.00	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	394,615.00	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	403,240.00	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	406,482.50	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	414,470.00	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	422,075.00	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	434,068.75	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	440,537.50	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	7,478,650.00	-
Total	7,465,000.00			6,068,677.50	20,998,677.50	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 244,614				\$ 244,614
Allowable discounts (4%)	(9,785)				(9,785)
Net assessment levy - on-roll	234,829	\$ 232,320	\$ 2,509	\$ 234,829	234,829
Interest	-	3,477	3,477	6,954	-
Total revenues	234,829	235,797	5,986	241,783	234,829
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	55,000
Interest	173,266	86,633	86,633	173,266	170,998
Tax collector	4,892	4,641	251	4,892	4,892
Total expenditures	233,158	91,274	141,884	233,158	230,890
Excess/(deficiency) of revenues over/(under) expenditures	1,671	144,523	(135,898)	8,625	3,939
Beginning fund balance (unaudited)	200,378	129,379	273,902	129,379	138,004
Ending fund balance (projected)	<u>\$202,049</u>	<u>\$ 273,902</u>	<u>\$ 138,004</u>	<u>\$ 138,004</u>	<u>141,943</u>
Use of fund balance:					
Debt service reserve account balance (required)					(56,873)
Interest expense - November 1, 2025					(84,364)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 706</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24				85,498.75	85,498.75	3,380,000.00
05/01/25	55,000.00		4.125%	85,498.75	140,498.75	3,325,000.00
11/01/25				84,364.38	84,364.38	3,325,000.00
05/01/26	60,000.00		4.125%	84,364.38	144,364.38	3,265,000.00
11/01/26				83,126.88	83,126.88	3,265,000.00
05/01/27	60,000.00		4.125%	83,126.88	143,126.88	3,205,000.00
11/01/27				81,889.38	81,889.38	3,205,000.00
05/01/28	60,000.00		4.125%	81,889.38	141,889.38	3,145,000.00
11/01/28				80,651.88	80,651.88	3,145,000.00
05/01/29	65,000.00		4.125%	80,651.88	145,651.88	3,080,000.00
11/01/29				79,311.25	79,311.25	3,080,000.00
05/01/30	70,000.00		4.125%	79,311.25	149,311.25	3,010,000.00
11/01/30				77,867.50	77,867.50	3,010,000.00
05/01/31	70,000.00		5.000%	77,867.50	147,867.50	2,940,000.00
11/01/31				76,117.50	76,117.50	2,940,000.00
05/01/32	75,000.00		5.000%	76,117.50	151,117.50	2,865,000.00
11/01/32				74,242.50	74,242.50	2,865,000.00
05/01/33	80,000.00		5.000%	74,242.50	154,242.50	2,785,000.00
11/01/33				72,242.50	72,242.50	2,785,000.00
05/01/34	85,000.00		5.000%	72,242.50	157,242.50	2,700,000.00
11/01/34				70,117.50	70,117.50	2,700,000.00
05/01/35	85,000.00		5.000%	70,117.50	155,117.50	2,615,000.00
11/01/35				67,992.50	67,992.50	2,615,000.00
05/01/36	90,000.00		5.000%	67,992.50	157,992.50	2,525,000.00
11/01/36				65,742.50	65,742.50	2,525,000.00
05/01/37	95,000.00		5.000%	65,742.50	160,742.50	2,430,000.00
11/01/37				63,367.50	63,367.50	2,430,000.00
05/01/38	100,000.00		5.000%	63,367.50	163,367.50	2,330,000.00
11/01/38				60,867.50	60,867.50	2,330,000.00
05/01/39	105,000.00		5.000%	60,867.50	165,867.50	2,225,000.00
11/01/39				58,242.50	58,242.50	2,225,000.00
05/01/40	110,000.00		5.000%	58,242.50	168,242.50	2,115,000.00
11/01/40				55,492.50	55,492.50	2,115,000.00
05/01/41	115,000.00		5.000%	55,492.50	170,492.50	2,000,000.00
11/01/41				52,617.50	52,617.50	2,000,000.00
05/01/42	125,000.00		5.000%	52,617.50	177,617.50	1,875,000.00
11/01/42				49,492.50	49,492.50	1,875,000.00
05/01/43	130,000.00		5.000%	49,492.50	179,492.50	1,745,000.00
11/01/43				46,242.50	46,242.50	1,745,000.00
05/01/44	135,000.00		5.300%	46,242.50	181,242.50	1,610,000.00
11/01/44				42,665.00	42,665.00	1,610,000.00
05/01/45	145,000.00		5.300%	42,665.00	187,665.00	1,465,000.00
11/01/45				38,822.50	38,822.50	1,465,000.00

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/46	150,000.00		5.300%	38,822.50	188,822.50	1,315,000.00
11/01/46				34,847.50	34,847.50	1,315,000.00
05/01/47	160,000.00		5.300%	34,847.50	194,847.50	1,155,000.00
11/01/47				30,607.50	30,607.50	1,155,000.00
05/01/48	170,000.00		5.300%	30,607.50	200,607.50	985,000.00
11/01/48				26,102.50	26,102.50	985,000.00
05/01/49	175,000.00		5.300%	26,102.50	201,102.50	810,000.00
11/01/49				21,465.00	21,465.00	810,000.00
05/01/50	185,000.00		5.300%	21,465.00	206,465.00	625,000.00
11/01/50				16,562.50	16,562.50	625,000.00
05/01/51	195,000.00		5.300%	16,562.50	211,562.50	430,000.00
11/01/51				11,395.00	11,395.00	430,000.00
05/01/52	210,000.00		5.300%	11,395.00	221,395.00	220,000.00
11/01/52				5,830.00	5,830.00	220,000.00
05/01/53	220,000.00		5.300%	5,830.00	225,830.00	-
Total	3,380,000.00			3,227,570.04	6,607,570.04	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments - 2018 Bond Area					
Product/Parcel	Units	FY 2025			FY 2024
		O&M	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit
SF 40'	251	\$ 1,004.10	\$ 778.64	\$ 1,782.74	\$ 1,783.41
SF 50'	297	1,004.10	973.29	1,977.39	1,978.06
SF 60'	72	1,004.10	1,167.95	2,172.05	2,172.72
Total	620				

On-Roll Assessments - 2023 Bond Area - Phases 2A & 2B					
Product/Parcel	Units	FY 2025			FY 2024
		O&M	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit
SF 40'	126	\$ 1,004.10	\$ 967.70	\$ 1,971.80	\$ 1,972.47
SF 50'	73	1,004.10	1,182.75	2,186.85	2,187.52
SF 60'	26	1,004.10	1,397.80	2,401.90	2,402.57
Total	225				

On-Roll Assessments - Future Bond Area - Phases 2C & 2D					
Product/Parcel	Units	FY 2025			FY 2024
		O&M	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit
SF 40'	88	\$ 1,004.10	\$ -	\$ 1,004.10	\$ 68.77
SF 50'	107	1,004.10	-	1,004.10	68.77
SF 60'	-	1,004.10	-	1,004.10	68.77
Total	195				

Off-Roll Assessments - Future Bond Area - Phases 2E & 2F					
Product/Parcel	Units	FY 2025			FY 2024
		O&M	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit
SF 40'	121	\$ 942.85	\$ -	\$ 942.85	\$ 68.77
SF 50'	110	942.85	-	942.85	68.77
SF 60'	38	942.85	-	942.85	68.77
Total	269				

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Off-Roll Assessments - Future Bond Area - Phases 2G Through 2J					
Product/Parcel	Units	FY 2025			FY 2024
		O&M	DS	Total	Total
		Assessment	Assessment	Assessment	Assessment
		per Unit	per Unit	per Unit	per Unit
SF 40'	205	\$ 80.03		\$ 80.03	\$ 68.77
SF 50'	209	80.03		80.03	68.77
SF 60'	48	80.03		80.03	68.77
Total	462				
 GRAND TOTAL	 1,771				

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

4A

PROOF OF
PUBLICATION
From

OSCEOLA
NEWS-GAZETTE

STATE OF FLORIDA
COUNTY OF OSCEOLA

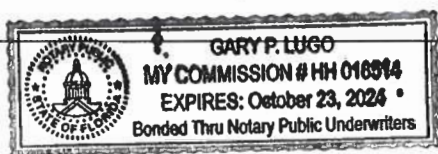
Before me, the undersigned authority,
personally appeared Pamela Bikowicz,
who under oath says that she is the
Business Manager of the
Osceola News-Gazette, a weekly
newspaper published at Kissimmee, in
Osceola County, Florida; that the attached
copy of the advertisement was published
in the regular and entire edition of said
newspaper in the following issues:

JUNE 20, 2024

Affiant further says that the
Osceola News-Gazette is a newspaper
published in Kissimmee, in said
Osceola County, Florida, and that
the said newspaper has heretofore
been continuously published in said
Osceola County, Florida, for a period
of one year preceding the first publication
of the attached copy of advertisement;
and affiant further says that she has
neither paid nor promised any person,
firm or corporation any discount, rebate,
commission or refund for the purpose of
securing this advertisement for publication
in the said newspaper.

Sworn and subscribed before me
by Pamela Bikowicz, who is
personally known to me this

Pamela B.



Gary P. Lugo

Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION:

*HARMONY
WEST CDD*

*NOTICE OF
PUBLIC HEARING*

FY 2024/2025 BUDGET

LAST PUBLICATION:

6/20/24
6/20/24



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HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 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 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 **July 18, 2024 at 10:30 a.m., or as soon thereafter as the matter may be heard, 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). 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 (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; 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 O&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 O&M Assessments on benefitted 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 O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,440	1.0000	\$1,100.00
Undeveloped Land	537.37	0.6276	\$690.41

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

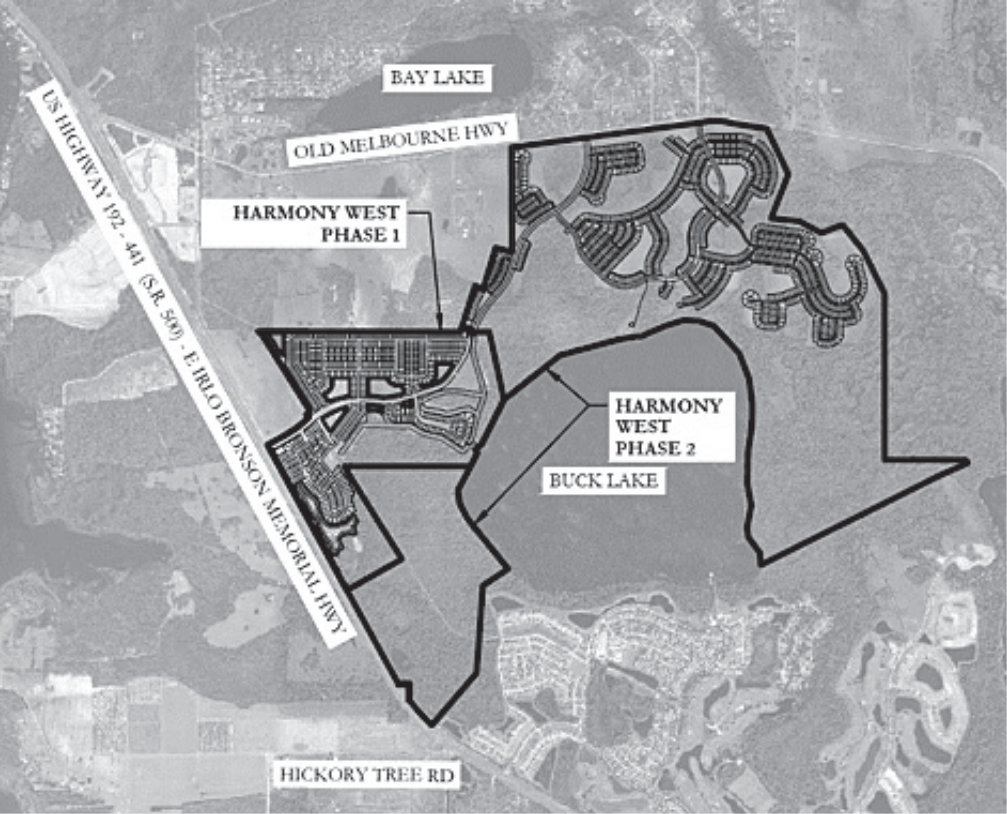
The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY 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.**

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 **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 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.

District Manager



062024.ONG

MOBILE HOMES

Continued from Page 1

The law, which goes into effect July 1, provides processes for mediation between residents and owners. Stark said this is a shortened version [of mediation], where homeowners can file a petition to mediate and can pick their own mediator, if they want.

“Sometimes when you’re noticed what your rent is going to be, sometimes it takes a long time if you’re not going through a proper process or they drag their feet or whatever, either side. Then sometimes your rent increases before you even have

the conversation. So, this kind of circumvents that a little bit and gives you a little more power to take care of that,” she said.

The new law also ensures that live-in health care aides can have ingress and egress to and from the mobile home owner’s site without additional charges.

“So many of our local parks have seniors in them,” Stark said. “Some of them, they’re in their last years, and their health is failing. With their health failing, they need live-in aides. Previously we had parks who were charging extra for

those people to be with those residents to help take care of them through the last stages of their life. And so now they can no longer do that. It also protects the park owners, because [the aides] don’t have a right of tenancy once something happens to that resident.”

Stark said there are still issues to address on behalf of mobile home residents, but this is a good start.

“Now we have a floor,” she said. “And with that being on the floor, you have more power to talk about the other issues.”

VIEWPOINT

Letters To The Editor • Opinions • Columnists

The views expressed by those contributing to the Viewpoint page do not necessarily reflect those of this newspaper or its staff. The News-Gazette offers a venue for writers—and readers—to express their opinions, and presents them as “opinions” or editorials, and not news.

GUEST EDITORIAL

Sour on Spoilers

By Barry Rosenberg

There are currently third-party candidates for president — Robert F. Kennedy Jr., Jill Stein and Cornell West. All three claim they are running to give voters a choice and a chance to voice their views. All three insist they are not “spoilers.” Let’s examine this.

In the last century, the most successful third party candidate was Ross Perot, with less than 19% of the popular vote in 1992. Voting third party is a “choice” to vote for someone who will not win. However, Teddy Roosevelt helped Woodrow Wilson defeat William Taft in 2012 and Ralph Nader helped George W. Bush defeat Al Gore in 2000. They were “spoilers.” Polls indicate the Biden-Trump race may be close enough to allow a “spoiler” to decide the election.

The best way to create choice is to promote a voting system such as ranked choice voting,

approval voting, or star voting.

They all allow voters to vote for whom they like without fear of the “spoiler” effect and each of those methods increase the chance of a third party victory because they each remove the fear of voting one’s conscience.

For example, if you like Cornell West more than any other candidate, and if your state chose to switch to ranked choice voting for elections (it is already happening in some states), you can vote for Dr. West as your first choice without considering him a spoiler because you also get to choose one of the two major party candidates as your number two choice. Then, if no one gets “50% plus one” and your first choice candidate actually comes in third, your second choice goes to an “instant runoff” and you have both voted with your conscience and your “realpolitik” power. You have not wasted your vote; you have not enabled

the victory of someone you are horrified to see win.

That system especially favors “down ballot” chances for electing, for example, an independent House or Senate member.

The best ways to use your “voice” include letters to the editor, letters to candidates and elected officials, social media posts, peaceful demonstrations and thoughtful donations—donations to causes, not necessarily to candidates with no chance of winning.

If you want to create choice, you are better off changing our voting system than you are by voting for a “spoiler.” Your “spoiler vote” could help to defeat someone you yourself consider the best candidate with a real chance to win.

Barry Rosenberg is a political activist with *We the People Mass and Indivisible Westford*.

LETTER TO THE EDITOR

Brownie Wise not the place for county’s Pulse tribute

Dear Editor,

This Pulse nightclub monstrosity that Commissioner Cheryl Grieb is pushing should be placed in her front yard, where she can see it everyday and be reminded of the tragic event that took place in Orange County, not Osceola County.

I hope (the county) did an environmental study to see the impact that a 49-foot statue will have to the eagles that are nesting in Brownie Wise Park

right now. The eagles, and the cranes that walk with their babies, have been there for years. I ride my bike in this park every day and have to be careful that I don’t hit one of them as they walk across the road.

This land was donated for a conservation area. That’s what the sign says, not to put a 49-foot lit monstrosity up to remind the bikers, joggers, bird watchers and everyone else that uses this park for what it was intended, of that

tragedy on a daily basis.

Why do we need another attraction in this county? I have contacted the Governor’s office to inform him that Osceola County doesn’t need any government money if it has this kind of money to waste on this tribute to death. The citizens of Osceola County did not vote for this. All of these commissioners should be voted out of office.

Anna Muse
Kissimmee

Want to write a letter to the editor?

Email it to Editor Ken Jackson at editor@osceolanewsgazette.com.



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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 Han Liu, 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, Han Liu, am employed by Wrathell Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Harmony West Community Development District. Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on June 27, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Han Liu, Financial Analyst

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 27th day of June 2024, by Han Liu, for Wrathell Hunt & Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

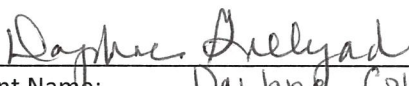

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

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

June 27, 2024

VIA FIRST CLASS MAIL

XXX
XXX
XXX
[PARCEL ID]

RE: Harmony West Community Development District
Fiscal Year 2024/2025 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 18, 2024 at 10:30 a.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,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,948,101.00** in gross revenue.
2. **Unit of Measurement.** 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. Your property is classified as **1 Residential Unit**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,440	1.0000	\$1,100.00
Undeveloped Land	527.37	0.6276	\$690.41

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$1,004.77	\$1,100.00	\$95.23

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Parcel ID	Owner1
24-26-31-3382-0001-0570	ACEVEDO ARNALDO
24-26-31-3382-0001-0410	ACEVEDO FRANCISCO WILKINS
24-26-31-3495-0001-3380	ACEVEDO PAGAN ZULEYKA
24-26-31-3383-0001-1100	ACEVEDO RUIZ AMARILYS
24-26-31-3495-0001-3600	ACOSTA INGRID
24-26-31-3382-0001-0380	ACOSTA JOSELYN
13-26-31-3497-0001-0540	ADARME HURTADO CLAUDIA PATRICIA
24-26-31-3495-0001-3540	ADUGALSKI ADAM
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
24-26-31-3383-0001-1970	AGUIRRE RAMIREZ LUIGUI STIVENS
24-26-31-3495-0001-3500	AHMED ZULFIQAR
24-26-31-3439-0001-2290	ALAM SHAHIDUL
24-26-31-3382-0001-0740	ALERTE BERNARD
24-26-31-3383-0001-0040	ALEXANDER EVRIL A
13-26-31-3497-0001-0420	ALFONZO DURAN ERIKA MILAGROS
24-26-31-3382-0001-0080	ALICEA SONIA IRIS
24-26-31-3382-0001-0630	ALLEN SAMUAL WILLIAM
24-26-31-3383-0001-0510	ALLEN VALMAY LIANDA
24-26-31-3383-0001-1850	ALMONTE CLARIVEL FERMIN
24-26-31-3383-0001-0840	ALMONTE PEDRO A
24-26-31-3439-0001-2880	ALVARENGA GONZALEZ ORIANA ANDREINA
24-26-31-3383-0001-0360	ALVAREZ DE SUAREZ EDILSA
13-26-31-3497-0001-0630	ALVAREZ ELIZABETH
24-26-31-3439-0001-2200	AMABLITO RAMIREZ ISMAEL
24-26-31-3382-0001-0180	AMIN FAHMEEDA
24-26-31-3382-0001-0350	AMRANI SIDI ABID
24-26-31-3383-0001-0930	ANDERSON DAVID JAMES
24-26-31-3382-0001-1050	ANDERSON VERONICA
24-26-31-3495-0001-4290	ANDREU IVAN ALEXANDER
24-26-31-3439-0001-4570	ANNAM AMRUTH KUMAR
24-26-31-3382-0001-1080	ANU ANJITHA
13-26-31-3497-0001-0200	APONTE RODRIGUEZ JOEL OMAR
24-26-31-3383-0001-2090	ARAKELIAN EDMOND
24-26-31-3439-0001-4830	ARCHIBALD MATTHEW POWELL
24-26-31-3495-0001-3410	ARGUELLES FIGUEROA GIOVANNI
24-26-31-3382-0001-0200	ARMOZA CESAR E
24-26-31-3439-0001-3040	ARNOLD THOMAS
24-26-31-3382-0001-0450	ARREAGA ANA J
24-26-31-3382-0001-0800	ARREAGA LUDOVICO E
24-26-31-3495-0001-4040	ARRIAGA LISSETTE
24-26-31-3495-0001-4410	ARROYO ALEXANDER ALBERTO
13-26-31-3497-0001-0770	ARROYO DAVID
24-26-31-3382-0001-0280	ARROYO GILBERTO

13-26-31-3497-0001-0850	ARROYO RICHARD
24-26-31-3382-0001-0300	AUSTIN MICHAEL EL HASA
24-26-31-3439-0001-2640	AVILES GONZALEZ VIVIANET
24-26-31-3383-0001-0030	AVILES PEREZ ABIMAEI
24-26-31-3382-0001-0090	AYALA ANGEL L
13-26-31-3497-0001-1020	AYALA QUINONES KARY JANICE
24-26-31-3495-0001-3640	AYROUT ANTONIO ARTIN
24-26-31-3439-0001-4670	AZOCAR ADRIANA CAROLINA
24-26-31-3382-0001-0660	BACHAN JOSHUA NICHOLAS
24-26-31-3495-0001-3450	BADIA-MUR FRANCESC J
24-26-31-3382-0001-0140	BAEZ CLAUDIO JAVIER H
24-26-31-3383-0001-0170	BAEZ RODRIGUEZ WILLIAM
24-26-31-3382-0001-0060	BAF ASSETS 6 LLC
24-26-31-3439-0001-2220	BARAJAS COLMENARES SERGIO RAFAEL
24-26-31-3383-0001-1620	BARATA FILHO JOSE OSWALDO
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
13-26-31-3497-0001-0610	BARTHELUS JESSICA MICHELLE
24-26-31-3495-0001-4000	BASHORE BONNIE
24-26-31-3495-0001-4060	BASTARDO SANTACRUZ MARIANNI JOSE
24-26-31-3383-0001-0610	BATISTA RIVERA JORGE E
24-26-31-3439-0001-3210	BATTLE MELBIA G
13-26-31-3497-0001-1060	BAUTISTA RIVAS YINELI LEMARI
24-26-31-3439-0001-2440	BAYON DELGADO LUZ MARTA
24-26-31-3439-0001-2760	BELL MICHAEL ALEJANDRO
24-26-31-3495-0001-4140	BENITEZ DIAZ GABRIELA DEL VALLE
24-26-31-3383-0001-0790	BENITEZ GARDUNO FABIAN
24-26-31-3495-0001-3820	BENITEZ POLEO LUIS MANUEL
24-26-31-3383-0001-0700	BERGER CAROLYN MARIE
13-26-31-3497-0001-0500	BERMUDEZ BARBOZA ENDER ALBERTO
24-26-31-3383-0001-0810	BERNAL BAIRON
13-26-31-3497-0001-0010	BERRIOS COLON JORGE VICTOR
24-26-31-3382-0001-0950	BERRIOS SOTO FERNANDO
24-26-31-3439-0001-2740	BERTO BURGOS EDDIE
24-26-31-3495-0001-4130	BISONO HIRALDA
24-26-31-3383-0001-0920	BLASINGAME ALEXANDER JAMES
24-26-31-3383-0001-1320	BONILLA EMILIO RAUL
24-26-31-3439-0001-2650	BORJA JUAN CARLOS
24-26-31-3439-0001-2890	BORREGO RACHED DANIEL EDUARDO
24-26-31-3383-0001-1490	BORRERO HERNANDEZ ERNA AIMEE
24-26-31-3439-0001-3150	BOSCAN BOGARIN HERIKA MILAGROS
13-26-31-3497-0001-1240	BOUCHER SOPHIA GEORGETTE
24-26-31-3383-0001-1060	BREWINGTON CHRISTOPHER SCOTT
24-26-31-3439-0001-3270	BROWN KIMBERLY MARIE
24-26-31-3439-0001-2250	BURGOS ALEX JOEL
24-26-31-3439-0001-2700	BURGUENO JAMES MICHAEL

24-26-31-3382-0001-1320	BUSCAMPELL DORIAN LISA
24-26-31-3495-0001-4110	BUTRON VERGEL JESUS ANGEL
24-26-31-3495-0001-4080	BYNOE OLAJUWON KURTLEY
24-26-31-3439-0001-2720	CABAN CRUZ LORRAINE ZOE
24-26-31-3439-0001-2960	CABRERA ACOSTA GISELLE
24-26-31-3439-0001-4780	CALIZAIRE RONALD
24-26-31-3382-0001-0870	CAMACHO JOSE L
24-26-31-3439-0001-2210	CAMPANELLO MARIA FILOMENA
24-26-31-3383-0001-1330	CANET DANNY RICHARD
24-26-31-3382-0001-0560	CAPO PEREZ TRUST
13-26-31-3497-0001-1190	CARABALLO JORGE LUIS
24-26-31-3383-0001-1150	CARASCO MARIN LEON JOSE
18-26-32-3598-0001-0080	CARATTINI BADILLO ALBERTO JOSE
13-26-31-3497-0001-1110	CARBONE MONTERO ROSBEYDA CAROLINA
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
24-26-31-3495-0001-3950	CARRASCO JORGE B
24-26-31-3383-0001-1600	CARRASQUILLO ORTIZ JOAN MANUEL
24-26-31-3383-0001-0080	CARRERAS WILLIAM JESUS
13-26-31-3497-0001-0350	CARRERO JIMENEZ HECTOR JOSE
24-26-31-3382-0001-0390	CARRILLO MORALES LUIS G
24-26-31-3382-0001-0470	CARUCCI MARCO A RLE
13-26-31-3497-0001-0260	CARVACHE SOLANGE LUZ
24-26-31-3383-0001-0010	CASTANO DUQUE MARIBEL
24-26-31-3382-0001-0480	CASTANO ROSEMARY
24-26-31-3439-0001-4790	CASTELAO NAIVERH CAROLINA
24-26-31-3439-0001-2860	CASTRO SIMON A
24-26-31-3383-0001-1350	CAYETANO VICTORIA CARLOS RLE
24-26-31-3439-0001-2330	CEDANO JOSE ANIBAL
24-26-31-3383-0001-1010	CHACIN VILLALOBOS ANGEL ANTONIO
24-26-31-3383-0001-1470	CHAMORRO SIERRA FRANCISCO
13-26-31-3497-0001-0930	CHARLES DONNA M
13-26-31-3497-0001-1150	CHAUDHRY USMAN ZAHID
24-26-31-3495-0001-3900	CHAVEZ WALTER H
13-26-31-3497-0001-0070	CHEPTENE IULIA
24-26-31-3382-0001-1060	CHOMITZKY GREGORY WILLIAM
13-26-31-3497-0001-0140	CHOUBANE NABIL
13-26-31-3497-0001-0330	CINTRON VAZQUEZ CARMEN LIZ
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
24-26-31-3439-0001-4650	COLGAN CARMEN ALICIA
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
13-26-31-3497-0001-0680	COLON FERNANDEZ MELVIN JAVIER
24-26-31-3383-0001-1140	COLON NELISHA LYNN
24-26-31-3383-0001-0340	COLVIN MARK SANTIAGO
24-26-31-3495-0001-4050	CONCEPCION CATHERINE
24-26-31-3383-0001-0850	CORA ELAINE CHRISTINA
13-26-31-3497-0001-0060	CORA-IZQUIERDO JOSE J
13-26-31-3497-0001-0380	CORCHADO ANNETTE
24-26-31-3495-0001-3920	CORCINO GARCIA JASELY JOHANNY
24-26-31-3382-0001-0440	CORDERO ALCALA GUSTAVO E
24-26-31-3383-0001-0800	CORDERO JESSICA LUNA
24-26-31-3439-0001-2900	CORDERO MARTINEZ JOSE R
13-26-31-3497-0001-0700	CORDOVA JOSEPH ERIC
13-26-31-3497-0001-0210	COROMOTO IRAGORRI ROMERO CECILIA
13-26-31-3497-0001-0560	CORREA ISAAH ELIJAH
24-26-31-3439-0001-3240	CORREA JOSE DUVAN
24-26-31-3383-0001-1400	CORREA MICHELLE
13-26-31-3497-0001-0980	CORREIA ANDRADE JENNIFER ANDREIINA
24-26-31-3382-0001-0540	CORTES OLIVER RICHARD
13-26-31-3497-0001-0940	CORTES-LOPEZ LUIS
24-26-31-3383-0001-0540	COX FRANK JEROME
24-26-31-3439-0001-2750	CRESPO MARIA DE LOS ANGELES GEORGINA
24-26-31-3495-0001-4200	CRUZ JOHN JR
24-26-31-3383-0001-2000	CRUZ LYARACELIS
24-26-31-3439-0001-3020	CUEVAS EDGAR
24-26-31-3439-0001-4760	CUMMINGS GARY BRADLEY
24-26-31-3439-0001-3260	DAIO TECHNOLOGY LLC
24-26-31-3495-0001-3570	DARLING ROBERT STANLEY
24-26-31-3495-0001-4320	DAVY SHANE EDWARD
24-26-31-3439-0001-2910	DE JESUS GRULLON MIGUEL ANGEL
13-26-31-3497-0001-0810	DE JESUS JAVIER STEVEN
24-26-31-3383-0001-0440	DE JESUS ZAYAS LORNA
24-26-31-3439-0001-3110	DE LA ROSA XIOLAIDA
24-26-31-3439-0001-3230	DE MATOS RODRIGUES FRANCISCO
13-26-31-3497-0001-0910	DE OLIVEIRA LEONARDO LUCAS
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
13-26-31-3497-0001-0550	DEL ROSARIO BRIAN PAUL
24-26-31-3439-0001-2190	DEL VALLE PEREZ IRIAM L
24-26-31-3383-0001-1740	DEL VALLE SANTIAGO JAVIER
24-26-31-3383-0001-1440	DELGADO ROSARIO REINALDO LUIS
13-26-31-3497-0001-0050	DELIA JEAN CHARLOT
13-26-31-3497-0001-0320	DIAZ HERNANDEZ ORLANDO
24-26-31-3383-0001-0420	DIAZ JOSEPH DANIEL
24-26-31-3495-0001-3440	DIAZ PEREZ CLAUDIA P

24-26-31-3439-0001-2370	DONE GEORGI E
13-26-31-3497-0001-0470	DORANTE DE MARTINEZ KAROLINA ALEXANDRA
24-26-31-3439-0001-2590	DORREJO JIMENEZ GILBERTO R
24-26-31-3495-0001-4430	DOWDY JADE SHAWN
24-26-31-3439-0001-3080	DUARTE EDWARD LEE
24-26-31-3495-0001-3420	DUGARTE PEREZ MARIA VIRGINIA
13-26-31-3497-0001-1130	DUQUE-RAMOS NAYELI MARIE
13-26-31-3497-0001-0440	DURANGO DICKSON MARIA CLAUDIA
24-26-31-3439-0001-4720	EASON JOSHUA MATTHEW
13-26-31-3497-0001-0400	ESCOTO SERGIO RAFAEL
24-26-31-3439-0001-3170	ESPARZA VICTORIA
24-26-31-3439-0001-4680	ESTEVEZ-GUERRERO MASIL
13-26-31-3497-0001-0590	FARIAS IVANA
24-26-31-3383-0001-0020	FARINACCI PONS GABRIELA IVETTE
24-26-31-3439-0001-3300	FEDOCCI DE OLIVEIRA MICHELE BUOSI
24-26-31-3382-0001-0150	FELDER WASHEIKA LASHANA
13-26-31-3497-0001-1080	FERNANDEZ DELANEY
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
24-26-31-3439-0001-4620	FIELDS WENDY JANET
24-26-31-3383-0001-1380	FIGUEROA ALEMAN JORGE IVAN
24-26-31-3439-0001-4610	FIGUEROA RIVERA RICARDO
24-26-31-3383-0001-1720	FIGUEROA SEPULVEDA CHRISTIAN
24-26-31-3495-0001-3720	FINNERAN JOSEPH MICHAEL
24-26-31-3495-0001-4440	FINOL QUINTERO GABRIEL ANGEL
24-26-31-3439-0001-4630	FLORENTZ STEVEN P
13-26-31-3497-0001-0640	FLORES FRANCESCA JULIANN
24-26-31-3495-0001-4160	FLORES LIZ ALEXANDRA
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
13-26-31-3497-0001-0080	FOSTER TRAVIS JAMES
13-26-31-3497-0001-1220	FOY MIRIAN
24-26-31-3383-0001-2020	FRANCO COLON ABDIEL L
24-26-31-3439-0001-2690	FRANCO COLON RICARDO
24-26-31-3439-0001-3340	FUNES ROY STEPHEN
13-26-31-3497-0001-0300	FUTO THOMAS ALBERTO
13-26-31-3497-0001-0620	GALLAGHER KIMBERLY ANN
24-26-31-3495-0001-3700	GANTEK CHRISTOPHER JOSEPH
13-26-31-3497-0001-0670	GARCIA BELISARIO JUAN C
24-26-31-3383-0001-1270	GARCIA CALROS MANUEL
24-26-31-3382-0001-0920	GARCIA DANIEL
24-26-31-3439-0001-3050	GARCIA GARCIA MARIE NILDA
24-26-31-3383-0001-0100	GARCIA HERNANDEZ DAVIANNIE C
24-26-31-3439-0001-4740	GARCIA LIVING TRUST
24-26-31-3495-0001-3480	GARCIA MEGAN C

24-26-31-3382-0001-0720	GARCIA YUNAYSIS EMMA
24-26-31-3382-0001-0420	GARCIA ZAPATA OLIVER DEJESUS
24-26-31-3495-0001-4090	GARZON CAMPOVERDE ESPERANZA MERCEDES
24-26-31-3439-0001-2620	GARZON JORGE
24-26-31-3495-0001-3940	GASTON SANTIAGO EDDIE JOEL
24-26-31-3383-0001-0180	GAVALO OMAR
13-26-31-3497-0001-0190	GEIGEL STEPHANIE GURUMENDI
24-26-31-3383-0001-1540	GENGIAH YASHMANIE
24-26-31-3383-0001-1420	GERMOSEN DURAN MAXIMO R
24-26-31-3495-0001-3770	GOLDEN THOMAS W
13-26-31-3497-0001-1050	GONZALEZ ANGELO ISABELINO
24-26-31-3382-0001-0510	GONZALEZ FRANCISCO E
24-26-31-3439-0001-2980	GONZALEZ FUENMAYOR GUILLERMO JOSE
24-26-31-3495-0001-4240	GONZALEZ MALAVE RAMON ALBERTO
24-26-31-3383-0001-1500	GONZALEZ MARTINEZ ELIO JOSE
24-26-31-3439-0001-2990	GONZALEZ PERDOMO JEFFERSON A
24-26-31-3439-0001-2300	GONZALEZ QUEIPO JEAN CARLOS
24-26-31-3495-0001-3680	GONZALEZ ROBERT DANIEL
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
24-26-31-3439-0001-2500	GREAVES DERICK MAURICE
24-26-31-3383-0001-0130	GREEN MARIA JOSE
24-26-31-3495-0001-3690	GRISALES JORGE LUIS
24-26-31-3383-0001-1630	GRULLON YORDY A
24-26-31-3382-0001-1140	GUADALUPE-PAGAN GLARIEM MARIE
13-26-31-3497-0001-0290	GUANTEROJAS MIGUEL ANGEL
24-26-31-3439-0001-3320	GUTHRIE DARREN
13-26-31-3497-0001-0510	GUTIERREZ CHAVARRIA REYNALDO ANTONIO
13-26-31-3497-0001-0310	GUTIERREZ CRISTIAN
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
24-26-31-3439-0001-3350	HAN ARTHUR
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
24-26-31-3382-0001-0930	HAZELTON CEDRIC
24-26-31-3383-0001-0690	HENAO CARLOS ARTURO
24-26-31-3383-0001-0290	HENAO SANTIAGO
24-26-31-3383-0001-1590	HENDERSON JEANNE ELLEN RLE
24-26-31-3383-0001-1110	HENRIQUEZ CESAR
24-26-31-3383-0001-2060	HENRY GARY DAVID
13-26-31-3497-0001-0180	HERMOSO VARGAS MORELA RAQUEL

24-26-31-3382-0001-0520	HERNANDEZ KARINA D
24-26-31-3495-0001-4100	HERNANDEZ LEBRON MISAEL CHRISTIAN
13-26-31-3497-0001-0860	HERNANDEZ MARCELINO JR
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
13-26-31-3497-0001-0160	HICKMAN TYLER HYUN MIN
24-26-31-3439-0001-2800	HIDALGO JENNYEPHER ALEXANDRA
24-26-31-3495-0001-3970	HIDALGO REYES LAUZAUTH
24-26-31-3495-0001-3780	HIRA BERAJ BALVANTBHAI
24-26-31-3383-0001-1080	HOGUE PAGES JOCELYN ANNETTE
24-26-31-3439-0001-4820	HOLLEY STEVEN
24-26-31-3495-0001-4230	HOLST PETER JOHN RICHARD S
24-26-31-3495-0001-3400	HORDO DANIEL JOSEPH
24-26-31-3439-0001-2280	HUGHES JAMES AUSTIN
24-26-31-3383-0001-0350	HUGHES VASHTI THEODOSIA
13-26-31-3497-0001-0570	HUNT LESTER DALE JR
13-26-31-3497-0001-0800	IBARGUEN PAREDES ANDRES ANTONIO
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
24-26-31-3495-0001-4250	JAH INVESTMENT & PROPERTY LLC
24-26-31-3495-0001-3790	JIMENEZ ANGELA LUCRECIA
24-26-31-3382-0001-1290	JIMENEZ IVAN E
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
13-26-31-3497-0001-0650	JUARBE JUSINO ROBERTO LUIS
24-26-31-3439-0001-2510	KELLEY ROBERT TREMAYNE
24-26-31-3382-0001-0860	KELLY CHRISTOPHER SHAN
24-26-31-3439-0001-4600	KELLY ENRIQUE VANDERHOST
24-26-31-3439-0001-4800	KELLY LISSETTE MARIA
24-26-31-3382-0001-1040	KINARD SANCHEZ RAFAEL MANUEL
24-26-31-3382-0001-0330	KUMAR MANOJ
24-26-31-3495-0001-4070	LA ROSA MARCO ANTONIO
24-26-31-3439-0001-4460	LANDETA FRANCIS BAYANI
24-26-31-3383-0001-1520	LANDIM GAINES GABRIELA HELENA
24-26-31-3495-0001-3730	LANG NORMAN
24-26-31-3382-0001-0820	LASTORKA ROBERT J
24-26-31-3383-0001-0900	LATIMORE GLENDA EDWINA
24-26-31-3383-0001-2110	LAWRENCE VINCENT ANTHONY

24-26-31-3383-0001-1300	LEAL MATOS ALBENIS ENRIQUE
24-26-31-3495-0001-4400	LEAL VELASQUEZ LICURGO AURELIO
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
24-26-31-3439-0001-4730	LEON & SUSAN RICHARDSON FAMILY REV TRUST
24-26-31-3495-0001-4330	LEON DIAN E
24-26-31-3495-0001-3870	LEON FUENMAYOR KATE-LYNN CAROLINA
13-26-31-3497-0001-0750	LEVI YOCHBED AMANA
24-26-31-3495-0001-3750	LIRANZO JOSE ALBERTO II
24-26-31-3382-0001-1280	LIRIANO YAMIRIS
24-26-31-3383-0001-0500	LIRIANO YDALIS MERCEDES
13-26-31-3497-0001-0780	LOAIZA LEON DANNA ALEJANDRA
13-26-31-3497-0001-0830	LOAIZA LEON GEORGINA ODETH
13-26-31-3497-0001-0900	LOAIZA LEON NAZLY XIMENA
24-26-31-3495-0001-4260	LONDONO OSSA JORGE LUIS
24-26-31-3495-0001-3590	LOPERA SIMEON MARILYN
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
24-26-31-3495-0001-3840	LOPEZ ERICK MARIO
13-26-31-3497-0001-0220	LOPEZ GOMEZ DANIEL
13-26-31-3497-0001-0230	LOPEZ GONZALEZ DANIEL ESTEBAN
24-26-31-3439-0001-2420	LOPEZ HILDA PATRICIA
24-26-31-3382-0001-0460	LOPEZ NEGRON BENNIE ENRIQUE
24-26-31-3495-0001-4350	LOPEZ SANTIAGO MARCELINO
24-26-31-3383-0001-0890	LOZADA MARCANO MARCOS ANTONIO
24-26-31-3382-0001-0110	LOZADA RODRIGUEZ WINDALEE
13-26-31-3497-0001-0920	LOZANO ROHENA MIGUEL ANGEL
24-26-31-3439-0001-3220	LU RUAN
24-26-31-3383-0001-1730	LUGO IRIS DAYSI
24-26-31-3382-0001-0100	LUGO JOHMARIS
24-26-31-3439-0001-4640	LUGO MIGUEL A
13-26-31-3497-0001-0030	LUNA MEDINA IRKY ELIZABETH
24-26-31-3383-0001-2030	LUTTON JOHNATHAN MATHEW
24-26-31-3439-0001-3190	LYONELLE LA PERUTA JESSICA
24-26-31-3382-0001-1100	LYSYJ VERJAN JHONNY D
24-26-31-3495-0001-4420	MACHADO CAMACARO ALEXANDRA DESIREE
24-26-31-3383-0001-1650	MACHADO THEIS ANGEL PAOLO
24-26-31-3383-0001-2080	MADDIA ROGELIO A
13-26-31-3497-0001-1030	MALDONADO JORGE LUIS
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
13-26-31-3497-0001-0020	MARQUEZ ALEXANDER RAFAEL

24-26-31-3383-0001-0940	MARQUEZ WILFREDO BONES JR
24-26-31-3383-0001-1990	MARRERO ANGEL LUIS
24-26-31-3383-0001-1660	MARRERO DE JESUS ROGELIO
24-26-31-3439-0001-2400	MARTE DE LOS SANTOS VITERVO
24-26-31-3495-0001-3470	MARTINEZ DANILO
24-26-31-3439-0001-2730	MARTINEZ DE PALOMINO MARIA
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
24-26-31-3382-0001-0010	MATHA VINCENT
24-26-31-3382-0001-0040	MATHA VINCENT
24-26-31-3439-0001-2850	MATHEW ANUJA THOMAS
24-26-31-3382-0001-0730	MATIAS KEINA ALEANDRA
24-26-31-3439-0001-2450	MAVARES PENA FRANKLIN DAVID
13-26-31-3497-0001-0170	MAYA-ORTIZ CAROLINA
24-26-31-3382-0001-0850	MAYNARD MICHAEL RAY
24-26-31-3439-0001-2820	MBIRIZA PRIVILEGE
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
24-26-31-3439-0001-3120	MEDINA ANEZ FERNANDO JESUS
24-26-31-3495-0001-4010	MEDINA GONZALEZ ROBERTO ANTONIO
24-26-31-3495-0001-4030	MEDINA RIVERA JUANA MARGARITA
24-26-31-3382-0001-1150	MEJIA ALVAREZ REYNALDO
24-26-31-3383-0001-0970	MEJIAS ACEVEDO ISMAEL AUGUSTO
24-26-31-3495-0001-3630	MELENDEZ MATOS PEDRO
13-26-31-3497-0001-0600	MELENDREZ JESSICA
13-26-31-3497-0001-0730	MENDEZ CHACON MAURO JOSE
13-26-31-3497-0001-1120	MENDEZ ORTIZ JOSE ALBERTO
24-26-31-3383-0001-0630	MENENDEZ VICTOR ANTONIO
13-26-31-3497-0001-0840	MERCADO EMMANUEL MARTE
24-26-31-3439-0001-4700	MEREDITH JESSE BERNARD JR
24-26-31-3439-0001-2390	MICHAELS STEPHEN DAVID
13-26-31-3497-0001-0270	MIRANDA CABAN DANIEL
24-26-31-3383-0001-1480	MISSION STREET HOMES LLC
24-26-31-3382-0001-0880	MOCK CLINTON C
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
24-26-31-3495-0001-4390	MONTGOMERY ANA LOCKHART

13-26-31-3497-0001-0450	MONTILLA GONZALEZ ALIRIO LORENZO
13-26-31-3497-0001-0520	MONTOYA JULIAN DAVID
24-26-31-3495-0001-3580	MORALES FINOL WILKARLY
24-26-31-3383-0001-0830	MORALES LEON CHRISTIAN OMAR
24-26-31-3439-0001-3010	MORALES SOTO JONELY
13-26-31-3497-0001-0120	MORALES VALLEJOS TRACY YVON
24-26-31-3439-0001-2570	MORALES-COLON MARICELIS
24-26-31-3383-0001-0470	MORAN MORAN MIRNERY CAROLINA
24-26-31-3439-0001-2320	MORENO NAIVI ARREOLA
24-26-31-3495-0001-3550	MORENO THOMAS DAWIL
24-26-31-3382-0001-0130	MORETA ROLAND MICHAEL
24-26-31-3495-0001-3740	MOREU LOIZ SUZETTE MARIE
24-26-31-3495-0001-4210	MORRIS DIANA CAROLINA
24-26-31-3383-0001-1670	MORROW JOSHUA AARON
24-26-31-3383-0001-1230	MOSCOSO ANGEL MANUEL
24-26-31-3439-0001-3000	MUJICA QUINTANA LUIS ADOLFO
24-26-31-3439-0001-3100	MUKOIE SERGE O
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
24-26-31-3383-0001-0750	MUNOZ WILSON E
24-26-31-3439-0001-4770	MUSUMECI ALVIS A RLE
24-26-31-3383-0001-1860	MWAKASINGA JOSPER GIDEON
24-26-31-3439-0001-4710	MYERS KATHLEEN
13-26-31-3497-0001-0460	NANAN MICHAEL CHRISTOFER
24-26-31-3383-0001-1030	NAVA JOSE LUIS
24-26-31-3495-0001-4020	NAZARIO GARCIA LIZ ANGELIE
24-26-31-3383-0001-2070	NAZARIO NESTOR CARLOS JR
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
13-26-31-3497-0001-0130	NEIRA AMADO ANGEL DAVID
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
13-26-31-3497-0001-0890	NEWCOMB WILLIAM JAMES
13-26-31-3497-0001-0430	NIEVES ELIZABETH
13-26-31-3497-0001-0390	NIEVES GUZMAN ARNALDO OMAR
24-26-31-3382-0001-1230	NIEVES HERNANDEZ EDWIN J
24-26-31-3382-0001-1340	NIEVES-ANDUJAR EDWIN
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
24-26-31-3495-0001-3890	NUNEZ YANIBELLE
24-26-31-3495-0001-4360	OCANDO QUINTERO YEILY THAIS
24-26-31-3383-0001-1640	OCANDO VILLARROEL ANGEL JOSE

24-26-31-3382-0001-1010	ODANAKA ERICK J
24-26-31-3439-0001-3060	OJEDA ROMERO SAIDA KATHERINE
24-26-31-3495-0001-3660	OLAVARRIA GABRIELA ITA
13-26-31-3497-0001-0490	OQUENDO SALAS ILLYAN O
13-26-31-3497-0001-0960	ORDONEZ ROBERTO
24-26-31-3383-0001-0950	OREA SANTOS FRANKLIN JOSE
24-26-31-3495-0001-4370	ORELLANA DE PEREZ INGRID ENERY
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
24-26-31-3495-0001-4180	PABON BELLO SUHEILY LIZMAR
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
13-26-31-3497-0001-0580	PARADIZO HERNANDEZ FRANCO JOSE
24-26-31-3495-0001-3460	PARAMORE RONALD CYRIL
24-26-31-3382-0001-0160	PARRA OQUENDO CARLOS A
24-26-31-3382-0001-1220	PARRA SANCHEZ RICARDO A
13-26-31-3497-0001-0250	PARRA SCHWARZENBERG FIDEL RAMON
24-26-31-3383-0001-0070	PARRIGTON MARIA
24-26-31-3495-0001-4270	PATTERSON SHAWN DEAN
24-26-31-3382-0001-0220	PAYNE CHINA
13-26-31-3497-0001-0760	PEAVY LATASHA CATOE
24-26-31-3383-0001-1040	PELAEZ CASTELLANOS CIRYLL ALFREDO
24-26-31-3495-0001-3860	PENA CHRISTIE C
24-26-31-3439-0001-2340	PENA GONZALEZ KARLA ELISA
24-26-31-3383-0001-1240	PENA JILLIAN ELAINE
24-26-31-3439-0001-2230	PENA-RIVERA WILMER M
24-26-31-3439-0001-2530	PEREZ DIANA A
24-26-31-3495-0001-3510	PEREZ GEORGE LUIS
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
24-26-31-3383-0001-1260	PEREZ VILNA EVELYN
24-26-31-3382-0001-0680	PEREZ-BONILLA WALDEMAR
24-26-31-3439-0001-4590	PEREZ-GONZALEZ NEISHA
24-26-31-3383-0001-1120	PEREZ-TULLY ZEDA MARIE
13-26-31-3497-0001-0090	PERON JAIME EDUARDO ANTONIO
24-26-31-3495-0001-3830	PIERRE RENAUD
24-26-31-3439-0001-2970	PIETRI ZAHIRA NATASHA
24-26-31-3382-0001-0490	PIZARRO JOSE A
24-26-31-3383-0001-1550	PIZARRO JOUSEPH AZGAD
24-26-31-3439-0001-3200	PORRAS & CAMPOS LLC
24-26-31-3383-0001-1000	PROGRESS RESIDENTIAL BORROWER 25 LLC
13-26-31-3497-0001-0990	PULIDO STEPHANIE

24-26-31-3382-0001-0020	QUECKBOERNER BLAKE
24-26-31-3383-0001-0680	QUICENO BRITO LINA M
24-26-31-3495-0001-3930	QUICENO CARLOS M
24-26-31-3383-0001-1250	QUINTERO CAICEDO JESUS ENRIQUE
24-26-31-3495-0001-4380	QUINTERO RAUL JOSE
24-26-31-3439-0001-2610	QUIROGA HERRERA ZORIMAR ANDREA
24-26-31-3495-0001-3850	RAMIREZ DIEZ JUAN CAMILO
24-26-31-3439-0001-2410	RAMIREZ FLEX LESKA DEL MAR
24-26-31-3439-0001-2630	RAMIREZ JAVIER ALEJANDRO
24-26-31-3439-0001-2490	RAMIREZ JOANN
24-26-31-3439-0001-3330	RAMIREZ LUIS EDGARDO
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
24-26-31-3439-0001-2480	RAMOS KEVIN
24-26-31-3495-0001-3880	RAMOS ROSALIE
24-26-31-3495-0001-4280	RAMOS RUBI ROLANDO JR
24-26-31-3383-0001-0580	RANGEL RAMIREZ ANDREINA
13-26-31-3497-0001-1100	REED DAVID ELMER JR
24-26-31-3439-0001-4750	REINDL LAUREN B
24-26-31-3439-0001-4540	REINDL ROBIN ALICIA
24-26-31-3383-0001-1510	RENTA-HELTON IRIS YOLANDA
13-26-31-3497-0001-0410	RENTAS LEANDRY JUAN LUIS
13-26-31-3497-0001-1070	REYES ACEVEDO JOSE LUIS
24-26-31-3439-0001-2380	REYES DILONE HAIR
24-26-31-3383-0001-1090	REYES HERNANDEZ DANIELA ALEJANDRA
24-26-31-3439-0001-3290	REYES JERRY LAWRENCE
24-26-31-3495-0001-3800	REYES YOCASIA
24-26-31-3382-0001-1110	REYNOLDS JASON RAY
24-26-31-3439-0001-4840	RICO CLARO HENRY ABAD
13-26-31-3497-0001-1180	RIOS PEREZ THALIA
24-26-31-3382-0001-0030	RISSOS SANDRA
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
24-26-31-3495-0001-3760	RIVERA CAMACHO OBED
24-26-31-3495-0001-3670	RIVERA CARLOS LUIS
24-26-31-3382-0001-0670	RIVERA EUNICE
24-26-31-3383-0001-2100	RIVERA JESSICA M
24-26-31-3495-0001-3430	RIVERA MARIANA
24-26-31-3439-0001-2840	RIVERA ORTIZ JOHN SHUA LOUIS
24-26-31-3439-0001-4480	RIVERA PEDRO JOSUE
24-26-31-3495-0001-3710	RIVERA SHAWN MICHAEL
13-26-31-3497-0001-1200	RIVERA VALDES RAMSES RAFAEL
24-26-31-3382-0001-1260	RIVERA VAZQUEZ DANIEL
24-26-31-3382-0001-1120	ROBLES TOLEDO MARJORIE
24-26-31-3439-0001-2950	RODRIGUEZ CHRISTIAN JOEL

24-26-31-3383-0001-0880	RODRIGUEZ COLLAZO JUAN CARLOS
24-26-31-3439-0001-2260	RODRIGUEZ DIONEL
24-26-31-3495-0001-3650	RODRIGUEZ EDWIN L
24-26-31-3439-0001-3250	RODRIGUEZ ESTEPHANI
24-26-31-3382-0001-0760	RODRIGUEZ FREDDY ALEXANDER
13-26-31-3497-0001-1000	RODRIGUEZ GINA PAOLA
24-26-31-3383-0001-1530	RODRIGUEZ GONZALEZ JOSE LUIS
24-26-31-3439-0001-2540	RODRIGUEZ HERNANDEZ OSWALDO ENRIQUE
24-26-31-3495-0001-4220	RODRIGUEZ JIMENEZ OSCAR ISMAEL
13-26-31-3497-0001-0690	RODRIGUEZ JOEL RAFAEL
24-26-31-3439-0001-2310	RODRIGUEZ KAREN
24-26-31-3383-0001-0280	RODRIGUEZ LUNA BENNY
24-26-31-3495-0001-3990	RODRIGUEZ NICHOLAS ANTHONY
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
13-26-31-3497-0001-0240	ROGER MATTHEW B
24-26-31-3439-0001-4490	ROGERS GERON PATRICK
24-26-31-3383-0001-0650	ROMAN DANIEL JR
24-26-31-3439-0001-2790	ROMAN SIMON W
13-26-31-3497-0001-0870	ROSA JULIIO ENRIQUE
24-26-31-3382-0001-1310	ROSADO EDEE M
24-26-31-3439-0001-2780	ROSADO SHAWN ASHMED
24-26-31-3383-0001-1870	ROSARIO GENICO CHONCIE
24-26-31-3382-0001-1200	ROSARIO GONZALEZ SANTA OFELIA
24-26-31-3382-0001-0340	ROSARIO MICHAEL
24-26-31-3495-0001-3960	ROUSSEAU MIRLENE
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
24-26-31-3495-0001-3530	SAMPAIO SOUZA ADRIANO
13-26-31-3497-0001-0150	SANABRIA GONZALEZ GERMAN
24-26-31-3495-0001-3910	SANCHEZ ECHAVARRIA MARALIZ
24-26-31-3383-0001-0330	SANCHEZ ELIZABETH M
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
13-26-31-3497-0001-0720	SANCHEZ SANCHEZ HERIBERTO
24-26-31-3382-0001-0700	SANCHEZ VICTOR MANUEL
13-26-31-3497-0001-0530	SANCLEMENTE LUIS FELIPE
24-26-31-3495-0001-4150	SANDOVAL ROBERT
24-26-31-3382-0001-0690	SANTANA MARTINEZ ABED E
13-26-31-3497-0001-0100	SANTANA VAZQUEZ EMMANUEL ABED
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
24-26-31-3439-0001-3070	SANTOVENIA YANIEL MARCELO

13-26-31-3497-0001-0880	SAREN MOLINA RAULPH ANTHONY
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
24-26-31-3439-0001-2940	SCHEURING CHILANDO
24-26-31-3383-0001-1790	SCOTT ARMANI RASHAD
24-26-31-3383-0001-1360	SCRIVENS ERIC DEWAYNE
13-26-31-3497-0001-1040	SERRANO ELIAS CHIRINOS
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
24-26-31-3495-0001-3620	SHEGELSKI ALEXANDER MICHAEL II
24-26-31-3382-0001-0070	SIGL ANDREW CHARLES
24-26-31-3439-0001-3130	SILVA CASANOVA MARLON
24-26-31-3383-0001-0960	SILVA MELENDEZ JESUS SALVADOR
24-26-31-3439-0001-2350	SINTEF ARTHUR F II
24-26-31-3383-0001-1450	SIRA JIMENEZ JOSE DANIEL
24-26-31-3439-0001-3280	SNAGGS ATIBA WADE
24-26-31-3439-0001-2930	SNYDER JUSTIN ALAN
24-26-31-3495-0001-3610	SOLARTE-GUZMAN ANA L
13-26-31-3497-0001-0370	SOLORZANO AQUINO FRANCISCO JOSE
24-26-31-3495-0001-4450	SORIA SONIA ALEJANDRA
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
13-26-31-3497-0001-0040	SOTO PEREZ ROSENDO
24-26-31-3495-0001-3490	SOTO RODRIGUEZ KENNETH
24-26-31-3439-0001-4560	SOTO ZAYAS MICHAEL REED
24-26-31-3383-0001-0860	SOUSA ARRIECHI KEYLA ALEXANDRA
24-26-31-3495-0001-4190	ST-FORT BERLINIE MICHELLE
24-26-31-3439-0001-3090	STICKLEY SAMUEL GIBSON
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
13-26-31-3497-0001-0950	TALITA CAMILO REAL ESTATE DEVELOPMENT INC
13-26-31-3497-0001-0970	TALITA CAMILO REAL ESTATE DEVELOPMENT INC
24-26-31-3495-0001-3520	TANG WU PETER
24-26-31-3382-0001-0260	TAO JIANG TRUST
24-26-31-3383-0001-0770	TENORE JACQUELINE HELEN
24-26-31-3439-0001-2240	THOMAS JEFFREY RYAN
24-26-31-3439-0001-3030	THOMPSON ROANNE TING
24-26-31-3383-0001-2010	THOMPSON YAMEKEIA RONTAE
13-26-31-3497-0001-1230	TONDO MICHAEL PAYTON
13-26-31-3497-0001-1010	TONZO BERMUDEZ DANIEL GUILLERMO

24-26-31-3495-0001-4300	TORO RAFAEL
24-26-31-3495-0001-4120	TORRES DAMARIS
24-26-31-3495-0001-3390	TORRES GONZALEZ ALEXIS
13-26-31-3497-0001-0480	TORRES RODRIGUEZ ISAIAS
24-26-31-3439-0001-3310	TORRES ZAIDA J
24-26-31-3439-0001-2810	TOUSSAINT LOUIS JUNIOR
24-26-31-3495-0001-4340	TRAN LAM BAO
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
24-26-31-3439-0001-2360	VALDES HERRERA ADOLFO PASTOR
24-26-31-3383-0001-0220	VALLEJOS HENRY IVAN
24-26-31-3439-0001-2870	VAN HOUTEN GENYA ROBIN
24-26-31-3439-0001-4810	VANCLEEF ALAN LEE JR
24-26-31-3439-0001-2430	VARDANYAN GEGHAM
24-26-31-3439-0001-2470	VARELA ANGARITA JAIRO ALEXANDER
24-26-31-3383-0001-2050	VARELA XAVIER
24-26-31-3495-0001-3980	VARGAS BONILLA JEANETTE
24-26-31-3383-0001-1200	VASQUEZ NOLBERTO A
24-26-31-3382-0001-0990	VASQUEZ RALPH
24-26-31-3383-0001-1690	VASQUEZ RIOS GERARDO LUIS
24-26-31-3383-0001-0520	VAZQUEZ ANGEL ANTONIO
13-26-31-3497-0001-0280	VAZQUEZ OTERO DAISY LINER
13-26-31-3497-0001-0360	VAZQUEZ OTERO DAISY LINER
13-26-31-3497-0001-0660	VAZQUEZ OTERO DAISY LINER
13-26-31-3497-0001-0110	VEGA CORRETJER HECTOR MIGUEL
24-26-31-3383-0001-0780	VEGA ROSARIO FACUNDO
24-26-31-3495-0001-4310	VELASQUEZ MORAN LILIANA C
24-26-31-3439-0001-4510	VELEZ FIGUEROA KEVIN
24-26-31-3383-0001-1290	VELEZ GALLO ADOLFO ANDRES
24-26-31-3382-0001-0710	VENEGAS NUNEZ LUIS
24-26-31-3439-0001-2460	VERGES PEREZ WIDILLIA
13-26-31-3497-0001-0820	VERLEY MILTON LUNSFORD
13-26-31-3497-0001-0790	VICTOR LAURA JEAN
24-26-31-3495-0001-4170	VICTORIA JANCY ROENSA
24-26-31-3495-0001-3560	VIDAL EVERLIDYS
24-26-31-3383-0001-0270	VILLALOBOS ARGUETA SALVADOR
24-26-31-3382-0001-0310	VILLANUEVA HUGO A
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
24-26-31-3383-0001-1980	VOLCY JEAN WILBERT
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
24-26-31-3383-0001-1570	WATSON DAVID G
24-26-31-3383-0001-1580	WAX BONNIE JEANNE
24-26-31-3382-0001-1030	WEBB MARJORIE C
24-26-31-3495-0001-3810	WEBER FERNANDEZ PATRICIA
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
24-26-31-3383-0001-2040	WOMACK CHARLES CLAYTON
24-26-31-3439-0001-4660	WORRELL GRANT
13-26-31-3497-0001-0740	WROBLEWSKI THOMAS B
24-26-31-3382-0001-0050	XANDAR CARTY TERRECIA SHILONA
24-26-31-3383-0001-1310	YANEZ CARLA A
24-26-31-3439-0001-3140	YICK PAUL H
13-26-31-3497-0001-0340	ZAPATA LINA MARCELA
24-26-31-3383-0001-0620	ZHAO XUHUI
24-26-31-3383-0001-1560	ZMEK CLEOPATRA EMATA

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

June 27, 2024

VIA FIRST CLASS MAIL

DHIR - ORLANDO EAST I LLC
10192 DOWDEN RD
ORLANDO, FL 32832

[PARCEL ID]: please see “Exhibit B”

RE: Harmony West Community Development District
Fiscal Year 2024/2025 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 18, 2024 at 10:30 a.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,



Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,948,101.00** in gross revenue.
2. **Unit of Measurement.** 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. Your property is classified as **101 Residential Units**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,440	1.0000	\$1,100.00
Undeveloped Land	527.37	0.6276	\$690.41

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment Per Unit (October 1, 2023 – September 30, 2024)	Proposed Annual O&M Assessment Per Unit (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount Per Unit
\$1,004.77	\$1,100.00	\$95.23

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

[illegible]

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

June 27, 2024

VIA FIRST CLASS MAIL

D R HORTON INC
10192 DOWDEN RD
ORLANDO, FL 32832

[PARCEL ID]: please see “Exhibit B”

RE: Harmony West Community Development District
Fiscal Year 2024/2025 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 18, 2024 at 10:30 a.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**.

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Sincerely,



Daniel Rom
District Manager

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Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,440	1.0000	\$1,100.00
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Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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Exhibit B

[illegible]

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

June 27, 2024

VIA FIRST CLASS MAIL

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

[PARCEL ID]: please see “Exhibit B”

RE: Harmony West Community Development District
Fiscal Year 2024/2025 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **July 18, 2024 at 10:30 a.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**.

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Daniel Rom
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,948,101.00** in gross revenue.
2. **Unit of Measurement.** 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. Your property is classified as **86 Residential Units and 527.37 acres of Undeveloped Land**.

3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	1,440	1.0000	\$1,100.00
Undeveloped Land	527.37	0.6276	\$690.41

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment Per Unit (October 1, 2023 – September 30, 2024)	Proposed Annual O&M Assessment Per Unit (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount Per Unit
\$1,004.77	\$1,100.00	\$95.23

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2024/2025, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

18-26-32-3598-0001-0770		18-26-32-3598-0001-1500		18-26-32-3598-0001-1830
18-26-32-3598-0001-0780		18-26-32-3598-0001-1510		18-26-32-3598-0001-1840
18-26-32-3598-0001-0790		18-26-32-3598-0001-1520		18-26-32-3598-0001-1850
18-26-32-3598-0001-0800		18-26-32-3598-0001-1530		18-26-32-3598-0001-1860
18-26-32-3598-0001-0810		18-26-32-3598-0001-1540		18-26-32-3598-0001-1870
18-26-32-3598-0001-0820		18-26-32-3598-0001-1550		18-26-32-3598-0001-1880
18-26-32-3598-0001-0830		18-26-32-3598-0001-1560		18-26-32-3598-0001-1890
18-26-32-3598-0001-0840		18-26-32-3598-0001-1570		18-26-32-3598-0001-1900
18-26-32-3598-0001-0850		18-26-32-3598-0001-1580		18-26-32-3598-0001-1910
18-26-32-3598-0001-0860		18-26-32-3598-0001-1590		18-26-32-3598-0001-1920
18-26-32-3598-0001-0870		18-26-32-3598-0001-1600		18-26-32-3598-0001-1930
18-26-32-3598-0001-0880		18-26-32-3598-0001-1610		18-26-32-3598-0001-1940
18-26-32-3598-0001-0890		18-26-32-3598-0001-1620		18-26-32-3598-0001-1950
18-26-32-3598-0001-0900		18-26-32-3598-0001-1630		24-26-31-3383-0001-1910
18-26-32-3598-0001-0910		18-26-32-3598-0001-1640		24-26-31-3383-0001-1920
18-26-32-3598-0001-0920		18-26-32-3598-0001-1650		24-26-31-3383-0001-1930
18-26-32-3598-0001-0930		18-26-32-3598-0001-1660		24-26-31-3383-0001-1940
18-26-32-3598-0001-0940		18-26-32-3598-0001-1670		24-26-31-3383-0001-1950
18-26-32-3598-0001-0950		18-26-32-3598-0001-1680		24-26-31-3383-0001-1960
18-26-32-3598-0001-0980		18-26-32-3598-0001-1690		24-26-31-3383-0001-2120
18-26-32-3598-0001-0990		18-26-32-3598-0001-1730		24-26-31-3383-0001-2130
18-26-32-3598-0001-1000		18-26-32-3598-0001-1740		24-26-31-3383-0001-2140
18-26-32-3598-0001-1010		18-26-32-3598-0001-1750		24-26-31-3439-0001-3360
18-26-32-3598-0001-1020		18-26-32-3598-0001-1760		24-26-31-3439-0001-3370
18-26-32-3598-0001-1030		18-26-32-3598-0001-1770		17-26-32-0000-0025-0000
18-26-32-3598-0001-1040		18-26-32-3598-0001-1780		18-26-32-0000-0022-0000
18-26-32-3598-0001-1050		18-26-32-3598-0001-1790		19-26-32-0000-0013-0000
18-26-32-3598-0001-1130		18-26-32-3598-0001-1800		19-26-32-0000-0014-0000
18-26-32-3598-0001-1140		18-26-32-3598-0001-1810		20-26-32-0000-0014-0000
18-26-32-3598-0001-1150		18-26-32-3598-0001-1820		24-26-31-0000-0013-0000
18-26-32-3598-0001-1480		18-26-32-3598-0001-1490		

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-08

[FY 2025 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 2024/2025; 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, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; 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. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. 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.

- ii. **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.
- iii. **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.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to affect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

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. *Due Date (O&M Assessments)* - 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 2024/2025.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2024; 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. 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 July, 2024.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

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

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

5

CFL Landscape Services Inc

3800 Corrine Drive
Orlando, FL 32803

**INVOICE**

BILL TO

Harmony West CDD
Daniel Rom, District Manager
Wrathell, Hunt and Associates, LLC
P.O. Box 810036
Boca Raton, FL 33481

INVOICE #
2185

DATE
05/31/2024

TERMS
Due on receipt

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Harmony West CDD:				
Irrigation T&M	Irrigation inspection Time & Material. Part plus and labor	1	3,200.00	3,200.00
BALANCE DUE				\$3,200.00

[Pay invoice](#)

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6A1



Proposal #95220

Date: 4/25/2024

David Remp

Customer:

Harmony West CDD
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Property:

Harmony West CDD
Botanic Blvd & Adler Rd
St Cloud, FL 34773

install 90 yards of playground mulch.

install 90 yards of playground mulch

Default Group	\$6,750.00
---------------	------------

Property Improvements	\$6,750.00
-----------------------	------------

PROJECT TOTAL:	\$6,750.00
----------------	------------

Terms & Conditions

By David Remp
David Remp
Date 4/25/2024
United Land Services

By Shelley Kaercher
Shelley Kaercher
Date 4/29/2024
Harmony West CDD

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6A11



Proposal #101525

Date: 5/30/2024

Tony Roberts

Customer:

Harmony West CDD
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Property:

Harmony West CDD
Botanic Blvd & Adler Rd
St Cloud, FL 34773

Harmony West - 2024 May MI Repairs

To furnish labor and materials

To replace the below:

- 6 Zone controller in Harmonia Hammock
- 1 broken head spray 6" in Zone 4 - Old Melbourne Rd.
- For Blvd
 - 2 Nozzle MP Rotator in Zone 1
 - 6 Nozzle MP Rotator in Zone 4
 - 10 Nozzle MP Rotator in Zone 5
 - 11 Nozzle MP Rotator in Zone 3
 - 2 Nozzle MP Rotator in Zone 2
 - 1 broken head spray 6" in Zone 3
- For Old Melbourne Entrance
 - 1 broken head spray 6" in Zone 3
 - 2 broken head spray in Zone 2
- For Controller 4
 - 2 Lateral Line Break (.5" - .75") in Zone 1
- For Controller 3
 - 1 broken head spray 6" in Zone 1
 - 1 broken head rotor 6" in Zone 2
 - 2 Lateral Line Break (.5' - .75') in Zone 5

Repairs Proposed	\$1,784.07
Irrigation Repair	\$1,784.07
PROJECT TOTAL:	\$1,784.07

Terms & Conditions

By _____
Tony Roberts
Date 5/30/2024

United Land Services

By _____
Date 5/31/2024

Harmony West CDD

Job Name: Harmony West

Job Number: _____

Controller _____

#/Location: Harmonia Hammock

Date: 5/2/24



UNITED
Land Services

Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	1:15 Am		M (T) W (TH) F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter

Controller Model: XC

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																	
Turf - Shrub - Annuals																	
Run Time (Program A)		30	15	35	15	20											
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straigtened / Adjusted																	

BILLABLE REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: Controller NOT Responding Warranty 6-Zone Hunter XC
\$525.

Tech Name: Travis

Job Name: Hickory West

Job Number: _____

Controller: _____

#/Location: Old Mel Balm

Date: 5/2/24



Page: _____ of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 Am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: XC

Two Wire Working Conventional

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	P	B	S	S	B											
Turf - Shrub - Annuals	S	S	T	T	S											
Run Time (Program A)	30	1:00	30	30	1:00											
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray				2												
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Travis

Job Name: Hortman West
Job Number: _____
Controller: _____
#/Location: Blvd
Date: 5/16/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00 pm		(M) T W TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Holland Controller Model: XC
Two Wire Working Conventional Not Working
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	5	0	5	5	5	15	15									
Turf - Shrub - Annuals	7	5	7	7	7	5	5									
Run Time (Program A)	25	25	25	40	25	25	25									
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator	2			1	3											
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Harmone West
Job Number: _____
Controller: _____
#/Location: BIRD
Date: 5/16/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	6:00 PM		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Huntel Controller Model: SC
Two Wire Working ~~Conventional~~
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifigual
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	13	13	5	2												
Turf - Shrub - Anuals	5	3	7	7												
Run Time (Program A)	40	40	40	40												
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line	1															
Head Straigtened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator			1													
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Holmory West
Job Number: _____
Controller: _____
#/Location: BIVd
Date: 5/16/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
<u>W 9:00 PM</u>			<u>(M T W TH F S S)</u>
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hortek Controller Model: xc
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	<u>D</u>	<u>S</u>	<u>S</u>	<u>h</u>												
Turf - Shrub - Annuals	<u>S</u>	<u>T</u>	<u>T</u>	<u>S</u>												
Run Time (Program A)	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>												
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator		<u>2</u>	<u>1</u>													
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Harmony West
Job Number: _____
Controller _____
#/Location: B1rd
Date: 5/16/04



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
(A) 10:00 AM			(M) T W (TH) F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Heracl Controller Model: XC
Two Wire Working Conventional Not Working
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	B	D	S	S	S	K	B									
Turf - Shrub - Annuals	3	3	7	7	7	5	5									
Run Time (Program A)	25	25	25	25	25	1:00	25									
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line						1										
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray			1													
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator			6	3	7											
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Hermosa West
Job Number: _____
Controller: _____
#/Location: Blvd
Date: 5/16/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM		(M) T W TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Honda Controller Model: XC
Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	5	13	5	5	0											
Turf - Shrub - Annuals	7	5	7	7	3											
Run Time (Program A)	30	30	30	30	30											
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line					1											
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator			3	2												
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Hormonoy must

Job Number: _____

Controller _____

#/Location: old melbourn Entrance

Date: 5/16/24



UNITED
Land Services

Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00 AM		M T W T F S S
B			M T W T F S S
C			M T W T F S S
D			M T W T F S S
E			M T W T F S S
F			M T W T F S S

Controller Make: Knud

Controller Model: XC

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable

Reclaim

Well Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	B	S	S	B											
Turf - Shrub - Annuals	S	S	T	T	S											
Run Time (Program A)	30	1:00	30	30	1:00											
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line		1														
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray			1	2												
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: TRAVIS

Job Name: Hermans west

Job Number: _____

Controller _____

#/Location: Controller 4Date: 5/2/24Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00 PM		(M) T W TH F S (S)
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: XCTwo Wire ConventionalController Status: Working Not WorkingWeather / Rain Sensor: Working Not WorkingPoint of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	B	S	S													
Turf - Shrub - Annuals	S	T	F													
Run Time (Program A)	30	30	30	30	10	30	30	30								
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Travis

Job Name: Hormony West
 Job Number: _____
 Controller: _____
 #/Location: Controlle 3
 Date: 5/2/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: XC
 Two Wire Working Conventional Not Working
 Controller Status: Working Weather / Rain Sensor: Working Not Working
 Point of Connection Type: Potable Reclaim Well Lake
 Well & Pump Type: Pressurized Centrifugal
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	S	S	B	S										
Turf - Shrub - Annuals	T	T	T	T	S	T										
Run Time (Program A)	30	30	30	30	30	30										
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray	1															
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor		1														
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Travis

Job Name: Hatman West

Job Number: _____

Controller _____

#/Location: Hoyman

Date: 5/2/24



Page: 1 of 1

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00 PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter

Controller Model: XC

Two Wire

Conventional

Controller Status:

Working

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable Reclaim Well Lake

Well & Pump Type:

Pressurized Centrifugal

Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	B	B														
Turf - Shrub - Annuals	B	B														
Run Time (Program A)	35	45														
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Travis

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6BI

ESTIMATE

Allsmiths Services
3960 Hickory Tree Rd
Saint Cloud, FL 34772

allsmiths.info@gmail.com
+1 (321) 246-4534



HWE Harmony West CDD

Bill to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Estimate details

Estimate no.: 2259
Estimate date: 06/15/2024
Expiration date: 06/21/2024

#	Date	Product or service	Description	Amount
1.		Maintenance	Main entrance wall and columns painting - chemically treat and pressure wash entrance wall and columns in preparation for painting - paint front wall and all column stucco areas in color provided by ASI office - paint capping and all of top of wall with color provided by ASI office. MATERIALS AND LABOR	\$4,985.00

Total \$4,985.00

Note to customer

We appreciate your business. Please find your estimate details here.
Feel free to contact us if you have any questions.

Have a great day!
Allsmiths Services

Expiry date 06/21/2024

Daniel Rom, District Manager 6.17.2024

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6B11

ESTIMATE

Allsmiths Services
3960 Hickory Tree Rd
Saint Cloud, FL 34772

allsmiths.info@gmail.com
+1 (321) 246-4534



HWE Harmony West CDD

Bill to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Estimate details

Estimate no.: 2260
Estimate date: 06/15/2024
Expiration date: 06/21/2024

#	Date	Product or service	Description	Amount
1.		Maintenance	Painting of seven inside Harmony West columns - chemically treat and pressure wash columns in preparation for painting - paint all column stucco areas in color provided by ASI office - paint capping with color provided by ASI office. MATERIALS AND LABOR	\$2,595.00

Total \$2,595.00

Note to customer

We appreciate your business. Please find your estimate details here.
Feel free to contact us if you have any questions.

Have a great day!
Allsmiths Services

Expiry date 06/21/2024

Daniel Rom, District Manager 6.17.2024

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6BIII

ESTIMATE

Allsmiths Services
3960 Hickory Tree Rd
Saint Cloud, FL 34772

allsmiths.info@gmail.com
+1 (321) 246-4534



HWE Harmony West CDD

Bill to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Ship to
Harmony West CDD
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

Estimate details

Estimate no.: 2261
Estimate date: 06/15/2024
Expiration date: 06/21/2024

#	Date	Product or service	Description	Amount
1.		Maintenance	Repainting black fence areas as identified by Mark Hills - prep wood ready for painting - paint two coats of black fence paint to match existing - pressure wash the black pvc fence outside of Clubhouse MATERIALS AND LABOR	\$1,380.00

Total \$1,380.00

Note to customer

We appreciate your business. Please find your estimate details here.
Feel free to contact us if you have any questions.

Have a great day!
Allsmiths Services

Expiry date 06/21/2024

Daniel Rom, District Manager 6.17.2024

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

6C1

THIRD AMENDMENT TO AGREEMENT FOR AQUATIC MAINTENANCE SERVICES

THIS AMENDMENT TO AGREEMENT FOR AQUATIC MAINTENANCE SERVICES
("Amendment") is made and entered into, by and between:

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

LAKE PROS, LLC, a Florida limited liability company, whose mailing address is 3885 Shader Road, Orlando, Florida 32808 ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Contractor previously entered into that certain *Agreement for Aquatic Maintenance Services*, dated November 23, 2023, as amended ("**Agreement**"); and

WHEREAS, the District has a need to retain an independent contractor to provide aquatic maintenance within and around the District, and the Contractor represents that it is qualified to provide such services to the District; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to add an additional scope of services.

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 District and the Contractor agrees as follows:

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.
- 2. ADDITIONAL SCOPE OF SERVICES AND COMPENSATION.** The parties agree that the Agreement is hereby amended to include the maintenance of an additional six ponds, as identified in **Exhibit A ("Scope of Services")**. As compensation for the Scope of Services described in this Amendment in addition to the maintenance outlined in the Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**.
- 3. AFFIRMATION OF THE AGREEMENT; CONFLICTS.** The District and the Contractor agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

4. **AUTHORIZATION.** The execution of this Amendment 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, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
5. **EFFECTIVE DATE.** This Amendment shall be effective after execution by both the District and the Contractor.

WHEREFORE, the parties below execute the *Third Amendment to Aquatic Maintenance Services Agreement* to be effective as of June 1, 2024.

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Shelley Kaercher

Shelley Kaercher (June 6, 2024 09:34 EDT)

By: Shelley Kaercher

Its: Chair

LAKE PROS, LLC

Chad Bass

By: Chad Bass

Its: Partner

EXHIBIT A: Additional Scope of Services

EXHIBIT A

Maintenance Agreement—Lake Maintenance Service for two (2) ponds:

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Water testing (pH and Dissolved Oxygen)
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting
- Stormwater Structure Inspection & Grate Cleaning

Monthly Lake Maintenance Ponds 14&16: \$250.00

Yearly Investment: \$3,000.00



3885 Shader Road, Orlando, Florida 32808

(407) 595-3648 www.lakepro.co

Harmony West Addendum to Ponds

Final Audit Report

2024-06-06

Created:	2024-06-05
By:	Kristen Thomas (thomask@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuUx-yKkxd_uMZo2OegE2Hm4dU45Yc2dM

"Harmony West Addendum to Ponds" History

-  Document created by Kristen Thomas (thomask@whhassociates.com)
2024-06-05 - 2:04:36 PM GMT
-  Document emailed to Shelley Kaercher (shelleykaercher@forestar.com) for signature
2024-06-05 - 2:04:46 PM GMT
-  Email viewed by Shelley Kaercher (shelleykaercher@forestar.com)
2024-06-06 - 1:33:31 PM GMT
-  Document e-signed by Shelley Kaercher (shelleykaercher@forestar.com)
Signature Date: 2024-06-06 - 1:34:00 PM GMT - Time Source: server
-  Agreement completed.
2024-06-06 - 1:34:00 PM GMT

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6CII

FOURTH AMENDMENT TO AGREEMENT FOR AQUATIC MAINTENANCE SERVICES

THIS AMENDMENT TO AGREEMENT FOR AQUATIC MAINTENANCE SERVICES ("**Amendment**") is made and entered into, by and between:

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

LAKE PROS, LLC, a Florida limited liability company, whose mailing address is 3885 Shader Road, Orlando, Florida 32808 ("**Contractor**").

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Contractor previously entered into that certain *Agreement for Aquatic Maintenance Services*, dated November 23, 2023, as amended ("**Agreement**"); and

WHEREAS, the District has a need to retain an independent contractor to provide aquatic maintenance within and around the District, and the Contractor represents that it is qualified to provide such services to the District; and

WHEREAS, the District and the Contractor now desire to amend the Agreement to add an additional scope of services.

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 District and the Contractor agrees as follows:

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.
- 2. ADDITIONAL SCOPE OF SERVICES AND COMPENSATION.** The parties agree that the Agreement is hereby amended to include the maintenance of an additional six ponds, as identified in **Exhibit A ("Scope of Services")**. As compensation for the Scope of Services described in this Amendment in addition to the maintenance outlined in the Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**.
- 3. AFFIRMATION OF THE AGREEMENT; CONFLICTS.** The District and the Contractor agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.
- 4. AUTHORIZATION.** The execution of this Amendment 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, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

5. **EFFECTIVE DATE.** This Amendment shall be effective after execution by both the District and the Contractor.

WHEREFORE, the parties below execute the *Fourth Amendment to Aquatic Maintenance Services Agreement* to be effective as of July 11, 2024.

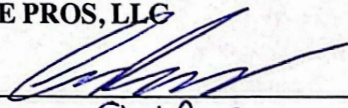
**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Shelley Kaercher
Shelley Kaercher (Jul 11, 2024 13:23 EDT)

By: Shelley Kaercher

Its: 

LAKE PROS, LLC



By: Chad Bass

Its: Partner

EXHIBIT A: Additional Scope of Services

EXHIBIT A

Maintenance Agreement—Lake Maintenance Service for one (1) pond:

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting
- Stormwater Structure Inspection & Grate Cleaning

Monthly Lake Maintenance Pond 17: \$390.00



HW 4th Amendment

Final Audit Report

2024-07-11

Created:	2024-07-11
By:	Kristen Thomas (thomask@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARp69OQfy0cEdZ0B_DbhybUvrCuqrODNh

"HW 4th Amendment" History

-  Document created by Kristen Thomas (thomask@whhassociates.com)
2024-07-11 - 5:21:15 PM GMT
-  Document emailed to Shelley Kaercher (shelleykaercher@forestar.com) for signature
2024-07-11 - 5:21:23 PM GMT
-  Email viewed by Shelley Kaercher (shelleykaercher@forestar.com)
2024-07-11 - 5:23:21 PM GMT
-  Document e-signed by Shelley Kaercher (shelleykaercher@forestar.com)
Signature Date: 2024-07-11 - 5:23:40 PM GMT - Time Source: server
-  Agreement completed.
2024-07-11 - 5:23:40 PM GMT

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

6D

**CASCADE FOUNTAINS DIV.
FOUNTAIN DESIGN GROUP, INC.**

7628 N.W 6th AVENUE BOCA RATON, FL. 33487
SERVICE CENTERS : ORLANDO AND TAMPA
PHONE: (800) 446-1537 FAX (561) 994-3944

PROPOSAL # 7027

Date: April. 09, 2024

To: Harmony West CDD
6756 Alder Road
St. Cloud, Fl. 34773
Attn: Mark Hill
Phone:
Fax:
Email: info@myhoasolution.com

Ship To: Harmony West CDD
6756 Alder Road
St. Cloud, Fl. 34773

FOUNTAIN MAINTENANCE PROPOSAL

Scope of Work:

Fountain Design Group will perform the quarterly cleaning on the Seven (7) Lake Fountains at the above property per the check list below:

- 1) Check control panel components and amperage draw on pump and motors, including timers
- 2) Clean junction intake screen on the fountains
- 3) Clean and adjust water feature jets
- 4) Clean and check lights
- 5) Check for power surges and reset GFCI breakers
- 6) Visually check all accessible piping systems for damage and water leaks
- 7) Replace bad light bulbs on lake fountains for the cost of the bulb only.

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval.

If additional service is required, our standard labor rate of \$135.00 for the first half-hour and \$110.00 each hour thereafter, plus parts.

*Either party may cancel this agreement with a 30-Day Notice.

COST : \$665.00 per Quarterly Cleaning

**Respectfully Submitted,
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.
Fountain Design Group, Inc. is authorized to complete the work as specified.

Shelley Kaercher
Shelley Kaercher (Jul 11, 2024 13:30 EDT)

Signature:

7/11/2024

Date of Acceptance:

CONDITIONS

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client and will become an additional charge from the approved proposal amount

Harmony West CDD seven quarterly fountain cleaning maintenance contract_

Final Audit Report

2024-07-11

Created:	2024-07-11
By:	Kristen Thomas (thomask@whhassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2CEFU-DENSTQ8kVSh5DETBmQOtmZUYS

"Harmony West CDD seven quarterly fountain cleaning maintenance contract_" History

-  Document created by Kristen Thomas (thomask@whhassociates.com)
2024-07-11 - 5:27:23 PM GMT
-  Document emailed to Shelley Kaercher (shelleykaercher@forestar.com) for signature
2024-07-11 - 5:27:27 PM GMT
-  Email viewed by Shelley Kaercher (shelleykaercher@forestar.com)
2024-07-11 - 5:29:24 PM GMT
-  Document e-signed by Shelley Kaercher (shelleykaercher@forestar.com)
Signature Date: 2024-07-11 - 5:30:14 PM GMT - Time Source: server
-  Agreement completed.
2024-07-11 - 5:30:14 PM GMT

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

7

From: Daniel Rom <romd@whhassociates.com>

Sent: Monday, June 03, 2024 1:52 PM

To: Chris Tyree <ChrisTyree@forestar.com>

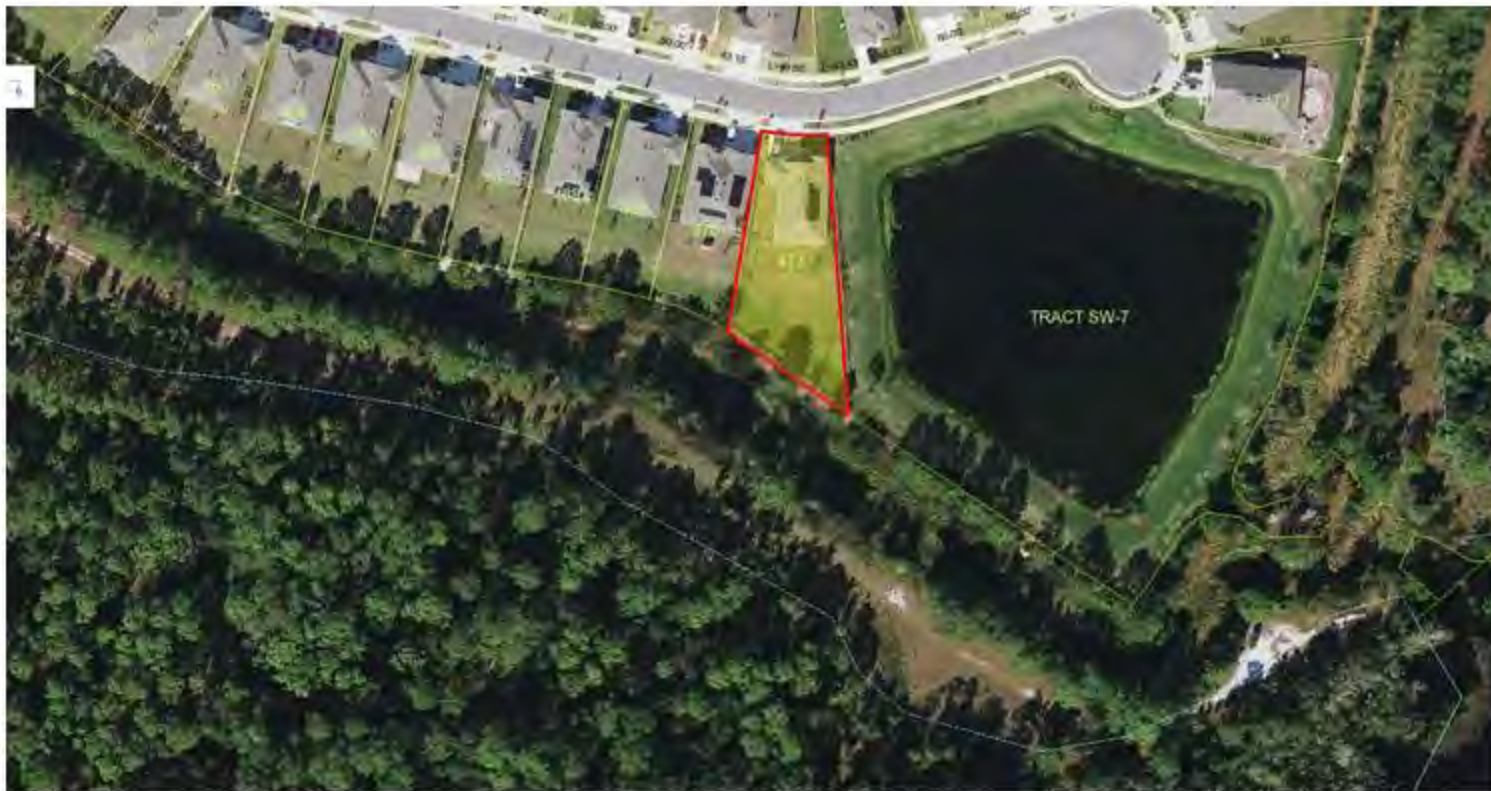
Cc: Daniel Rom <romd@whhassociates.com>; Kristen Thomas <thomask@whhassociates.com>;
info@myhoasolution.com

Subject: Harmony West - Complaints of ATVs; trash; illegal hunting

Hey Chris,

Hope all is well. I received a call regarding the above issues. I can see from the Property Appraiser pictures (below) the worn out "trails" from vehicles. I mentioned that the Board considered all of this at a recent meeting, and that most of the issues are seemingly stemming from Harmony residents. Upon her request to install a gate or something to block vehicles, I told her the Florida Gas Co. holds an easement over at least part of the area and so we wouldn't be able to install a gate without their permission. Not sure if you have other suggestions or interest?

In addition: as previously mentioned, I told her about the upcoming General Election and she is interesting in joining. I'll be sending her the info to qualify for Seat 3. I believe Mark has someone else lined up for Seat 5. Mark – info attached to share with them and link here ([Candidate Resources \(voteosceola.gov\)](https://www.voteosceola.gov))





Thanks,

Daniel Rom
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.909.7930
E-Mail: romd@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

9

Florida Gas Transmission Company, LLC

6/15/24

Harmony West CDD
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

Re: Landowner Notification

Project name: 20" FLMEA-18 Butterfly Trail/Harmony CID 211835
Project File No: 24-002
WBS: C-24102-GL-94300022
CID 211835 / P9-2, P9-2B, P9-4, P9-5, P9-6, P9-7 & P9-8.

Florida Gas Transmission Company, LLC (FGT) owns and operates an interstate natural gas pipeline system regulated by the Federal Energy Regulatory Commission ("FERC") with an existing easement on your property for the pipeline system located in Osceola County Florida. FGT is required by FERC to provide a 5-day notification to landowners prior to commencing construction activities requiring ground disturbance using earthmoving equipment identified below:

___ Section 2.55(a) - Auxiliary Installations

___ Section 2.55(b) - Replacement of Facilities Section

X Section 380.15 – Siting and Maintenance/Modification Activities. Access to and working in FGT easement and outside of easement, on owners property, while upgrading pipe along with related activity, Per attached drawing P9-2, P9-2B, P9-4, P9-5, P9-6, P9-7 & P9-8.

The proposed construction is scheduled to commence on or after August 1, 2024 and the ground disturbance will take place within the existing pipeline easement and temporary work space. After the work is complete, the land will be returned to or near its original condition as existed prior to the project. In the event of crop damage, the affected area will be measured and any damage claims will be settled after construction is complete. If this property is leased or farmed, please forward this information on to your tenant or appropriate person. Contact me as soon as possible regarding any specific ingress/egress issues otherwise the right-of-way will be accessed per the easement and roads. Please complete the enclosed Property Contact form and return it using the self-addressed stamped envelope. Your assistance in updating our records is appreciated.

If you have any questions or concerns regarding the referenced activities, please contact:

Bill Dabney
Contract R/W Agent
Florida Gas Transmission Company, LLC
2405 Lucien Way, Suite 200
Maitland, FL 32751
386-801-4550
wmdabney@cfl.rr.com

Florida Gas Transmission Company, LLC

If you are in agreement, or have no objection, to the above-referenced project and are willing to waive the 5-Day notification period, please do so indicate by signing the enclosed Acknowledgement of Waiver For 5-Day Notification form and returning the original signed document to my attention at the

above address. A self-addressed envelope has been included for your convenience; you may also email the signed waiver to my email address above.

FGT is committed to providing a safe and environmentally sound project to each landowner whose property is affected during construction and/or right-of-way restoration. Should you, as a landowner, have any questions or concerns regarding environmental mitigation problems, construction or restoration activities, we encourage you to first contact Bill Dabney at 386-801-4550 at our local field office; or by e-mail to wmdabney@cfl.rr.com.

You can expect a response from our local field office within twenty-four (24) hours of your initial inquiry. We will try diligently to visit with you in responding to your environmental concerns. If you are not satisfied with the response, please contact FGT's Customer Service toll-free at 1-800-275-7375 and/or e-mail at pipelineecos@energytransfer.com. You can expect a response from FGT's Customer Service within the initial timeframe. If you continue to be dissatisfied with the response, you may contact the Federal Energy Regulatory Commission's Landowner Helpline. The Commission has established a program to provide information to the public and give informal staff opinions. Any person may seek this information; and such information shall be treated as non-public. The Commission may be contacted by calling the Commission's Landowner Helpline at 1-877-337-2237 (calls may be made anonymously); e-mail: LandownerHelp@ferc.gov; or writing to: Commission's Landowner Helpline, Federal Energy Regulatory Commission, 888 First Street, NE, Washington, DC 20426.

Thank you for your continued cooperation and consideration; if you have any questions or concerns please feel free to give me a call.

Sincerely,

Bill Dabney

Bill Dabney

cc: Project Manager

Florida Gas Transmission Company, LLC

Re: Landowner Notification

Project name: 20" FLMEA-18 Butterfly Trail/Harmony CID 211835

Project File No: 24-002

WBS: C-24102-GL-94300022

CID 211835 / P9-2, P9-2B, P9-4, P9-5, P9-6, P9-7 & P9-8.

Landowner name: Harmony West CDD

ACKNOWLEDGEMENT OF WAIVER
FOR 5-DAY NOTIFICATION

Harmony West CDD

Signed By: _____

Print Name: _____

Telephone #: _____

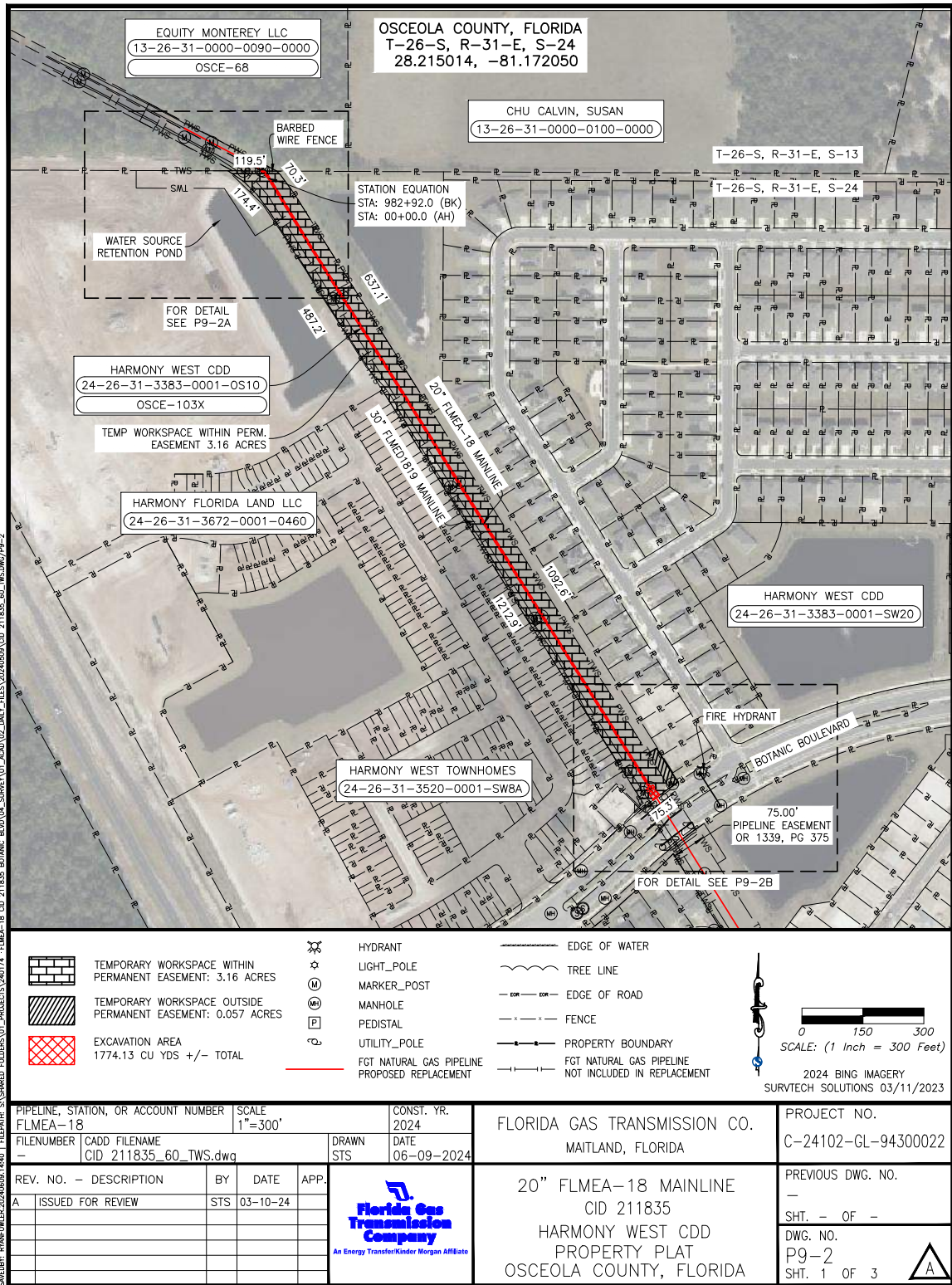
Email Address: _____

Date: _____

cc: Project Manager

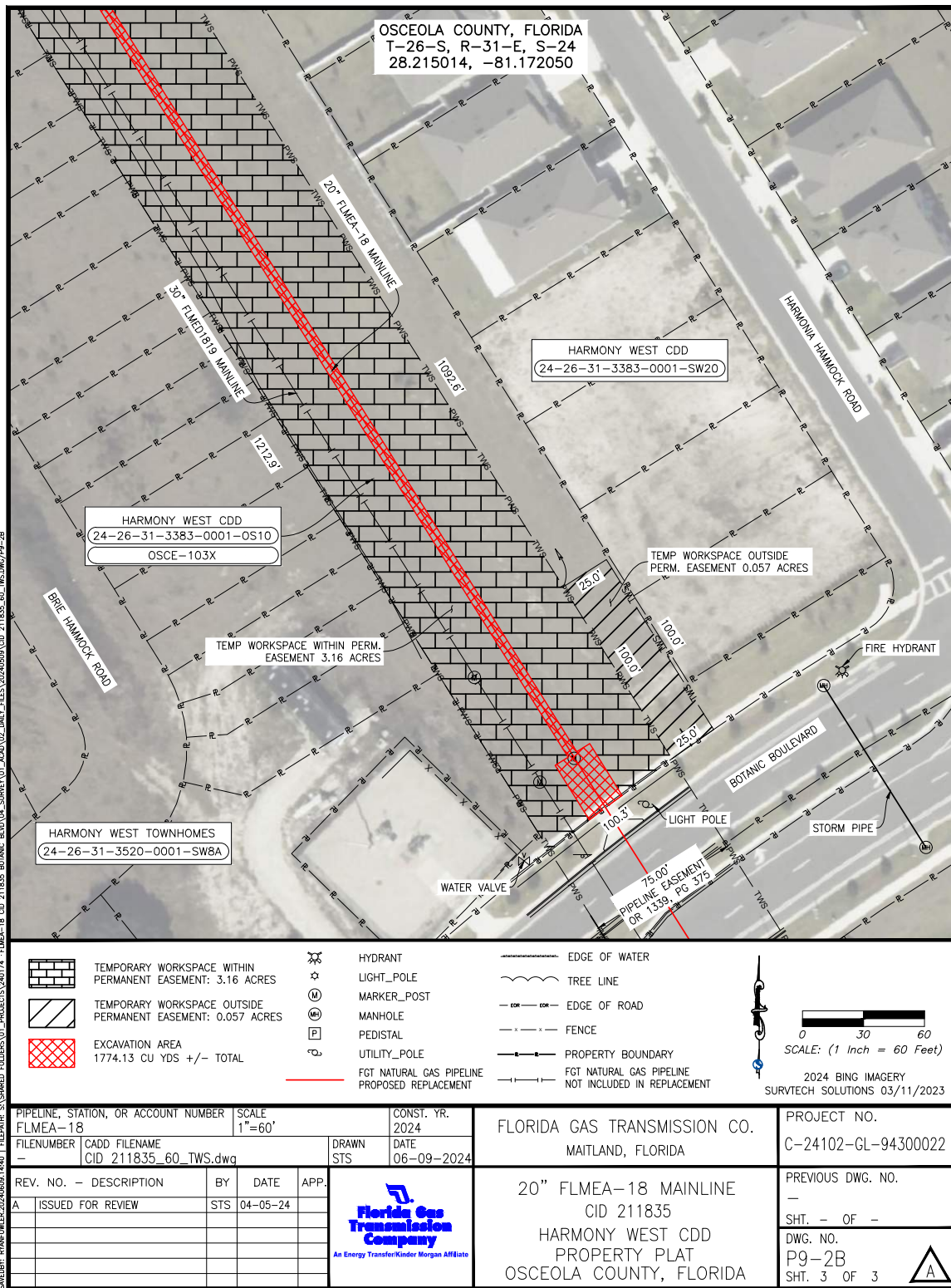
Dabney

Florida Gas Transmission Company, LLC



6/9/2024, 2:47 PM
CADD FILE: P9-2.dwg

6/9/2024 2:48 PM



OSCEOLA COUNTY, FLORIDA
T-26-S, R-31-E, S-24
28.212465, -81.170254

HARMONY WEST CDD
24-26-31-3383-0001-SW10

HARMONY WEST CDD
24-26-31-3383-0001-SW10
OSCE-103X

HARMONY WEST CDD
24-26-31-3382-0001-LT30

TEMP WORKSPACE WITHIN PERM. EASEMENT 0.95 ACRES

TEMP WORKSPACE OUTSIDE PERM. EASEMENT 0.058 ACRES

TEMP WORKSPACE OUTSIDE PERM. EASEMENT 0.133 ACRES

TEMP WORKSPACE OUTSIDE PERM. EASEMENT 0.191 ACRES

EXCAVATION AREA
1774.13 CU YDS +/- TOTAL

LEGEND:

- TEMPORARY WORKSPACE WITHIN PERMANENT EASEMENT: 0.95 ACRES
- TEMPORARY WORKSPACE OUTSIDE PERMANENT EASEMENT: 0.191 ACRES
- EXCAVATION AREA: 1774.13 CU YDS +/- TOTAL
- HYDRANT
- LIGHT_POLE
- MARKER_POST
- MANHOLE
- PEDISTAL
- UTILITY_POLE
- FGT NATURAL GAS PIPELINE PROPOSED REPLACEMENT
- EDGE OF WATER
- TREE LINE
- EDGE OF ROAD
- FENCE
- PROPERTY BOUNDARY
- FGT NATURAL GAS PIPELINE NOT INCLUDED IN REPLACEMENT

SCALE: 1" = 100'

20" FLMEA-18 MAINLINE
CID 211835
HARMONY WEST CDD
PROPERTY PLAT
OSCEOLA COUNTY, FLORIDA

FLORIDA GAS TRANSMISSION CO.
MAITLAND, FLORIDA

PROJECT NO.
C-24102-GL-94300022

PREVIOUS DWG. NO.
—

DWG. NO.
P9-4

SHT. 4 OF —

2024 BING IMAGERY
SURVTECH SOLUTIONS 03/11/2023

OSCEOLA COUNTY, FLORIDA
T-26-S, R-31-E, S-24
28.211746, -81.169744

HARMONY WEST CDD
24-26-31-3383-0001-SW10
OSCE-103X

OSCEOLA COUNTY
OSCE-103X
TEMP WORKSPACE WITHIN PERM. EASEMENT 0.10 ACRES

HARMONY WEST CDD
24-26-31-3383-0001-OS50
OSCE-103X

LEGEND:

- TEMPORARY WORKSPACE WITHIN PERMANENT EASEMENT: 0.10 ACRES
- EXCAVATION AREA 46.30 CU YDS +/- TOTAL
- FGT NATURAL GAS PIPELINE NOT INCLUDED IN REPLACEMENT
- FGT NATURAL GAS PIPELINE PROPOSED REPLACEMENT
- HYDRANT
- LIGHT_POLE
- MARKER_POST
- MANHOLE
- PEDISTAL
- UTILITY_POLE
- EDGE OF WATER
- TREE LINE
- EDGE OF ROAD
- FENCE
- PROPERTY BOUNDARY

SCALE: 1"=20'
0 10 20
SCALE: (1 Inch = 20 Feet)

2024 BING IMAGERY
SURVTECH SOLUTIONS 03/11/2023

PIPELINE, STATION, OR ACCOUNT NUMBER	SCALE	CONST. YR.	FLORIDA GAS TRANSMISSION CO. MAITLAND, FLORIDA	PROJECT NO. C-24102-GL-94300022
FILENUMBER	CADD FILENAME	DATE		
FLMEA-18	1"=20'	2024		
	CID 211835_60_TWS.dwg	06-09-2024		

REV. NO. - DESCRIPTION	BY	DATE	APP.	20" FLMEA-18 MAINLINE CID 211835 OSCEOLA COUNTY PROPERTY PLAT OSCEOLA COUNTY, FLORIDA	PREVIOUS DWG. NO. - SHT. - OF - DWG. NO. P9-5 SHT. 5 OF -
A ISSUED FOR REVIEW	STS	03-12-24			

Florida Gas Transmission Company
An Energy Transfer/Kinder Morgan Affiliate

OSCEOLA COUNTY, FLORIDA
T-26-S, R-31-E, S-24
28.211542, -81.169607

HARMONY WEST CDD
24-26-31-3383-0001-SW10
OSCE-103X

ALDER ROAD
ASPHALT PAVEMENT
(OSCEOLA COUNTY)

CONCRETE SIDEWALK

2' CURB & GUTTER

TOP OF BANK

TEMP WORKSPACE OUTSIDE PERM. EASEMENT 0.058 ACRES

CRISPIN CIRCLE
ASPHALT PAVEMENT
(OSCEOLA COUNTY)

RECLAIM WATER VALVE

SANITARY MANHOLE

CONCRETE SIDEWALK

WATER VALVE

WATER METER

TOP OF BANK

HARMONY WEST CDD
24-26-31-3382-0001-0P10

HARMONY WEST CDD
24-26-31-3383-0001-SW10
OSCE-103X

TEMP WORKSPACE WITHIN PERM. EASEMENT 0.19 ACRES

TOE OF SLOPE

EDGE OF WATER

CONCRETE MITTERED END SECTION

EDGE OF ROAD

TOP OF BANK

HARMONY WEST CDD
24-26-31-3383-0001-W1B0

75.00' PIPELINE EASEMENT OR 1339, PG 575

LEGEND:

- TEMPORARY WORKSPACE WITHIN PERMANENT EASEMENT: 0.19 ACRES
- TEMPORARY WORKSPACE OUTSIDE PERMANENT EASEMENT: 0.058 ACRES
- EXCAVATION AREA 1774.13 CU YDS +/- TOTAL
- HYDRANT
- LIGHT_POLE
- MARKER_POST
- MANHOLE
- PEDISTAL
- UTILITY_POLE
- FGT NATURAL GAS PIPELINE PROPOSED REPLACEMENT
- EDGE OF WATER
- TREE LINE
- EDGE OF ROAD
- FENCE
- PROPERTY BOUNDARY
- FGT NATURAL GAS PIPELINE NOT INCLUDED IN REPLACEMENT

SCALE: (1 Inch = 30 Feet)

2024 BING IMAGERY
SURVTECH SOLUTIONS 03/11/2023

PIPELINE, STATION, OR ACCOUNT NUMBER FLMEA-18	SCALE 1"=30'	CONST. YR. 2024	FLORIDA GAS TRANSMISSION CO. MAITLAND, FLORIDA	PROJECT NO. C-24102-GL-94300022
FILENUMBER -	CADD FILENAME CID 211835_60_TWS.dwg	DRAWN STS		DATE 06-09-2024
REV. NO. - DESCRIPTION	BY	DATE	APP.	DWG. NO. P9-6
A ISSUED FOR REVIEW	STS	03-12-24		SHT. 6 OF -

Florida Gas Transmission Company
An Energy Transfer/Worleyparsons Morgan Affiliate

20" FLMEA-18 MAINLINE
CID 211835
HARMONY WEST CDD
PROPERTY PLAT
OSCEOLA COUNTY, FLORIDA

HARMONY WEST CDD
24-26-31-3383-0001-SW10
OSCE-103X

OSCEOLA COUNTY, FLORIDA
T-26-S, R-31-E, S-24
28.211115, -81.169276

CONCRETE MITERED END SECTION
EDGE OF WATER
26" STEEL CULVERT
EDGE OF WATER
TOP OF BANK
SAND/DIRT PATH
TOE OF SLOPE
EDGE OF WATER
TOP OF BANK
TREE LINE
20" FLMEA-18 MAINLINE
20" FLMEA-18 MAINLINE
335.06
14.5'
30.5'
43.6'
88.6'

HARMONY WEST CDD
24-26-31-3383-0001-W1B0

HARMONY WEST CDD
24-26-31-3382-0001-0P10

HARMONY WEST CDD
24-26-31-3383-0001-W1B0
OSCE-103X
TEMP WORKSPACE WITHIN PERM. EASEMENT 0.57 ACRES

HARMONY WEST CDD
24-26-31-0000-0010-0000

HARMONY WEST CDD
24-26-31-0000-0010-0000

LEGEND:
 TEMPORARY WORKSPACE WITHIN PERMANENT EASEMENT: 0.57 ACRES
 EXCAVATION AREA 335.06 CU YDS +/- TOTAL
 FGT NATURAL GAS PIPELINE NOT INCLUDED IN REPLACEMENT
 FGT NATURAL GAS PIPELINE PROPOSED REPLACEMENT
 HYDRANT
 LIGHT_POLE
 MARKER_POST
 MANHOLE
 PEDISTAL
 UTILITY_POLE
 EDGE OF WATER
 TREE LINE
 EDGE OF ROAD
 FENCE
 PROPERTY BOUNDARY

SCALE: 1" = 50'
0 25 50
SCALE: (1 Inch = 50 Feet)

2024 BING IMAGERY
SURVTECH SOLUTIONS 03/11/2023

PIPELINE, STATION, OR ACCOUNT NUMBER		SCALE	CONST. YR.
FLMEA-18		1"=50'	2024
FILENUMBER	CADD FILENAME	DRAWN	DATE
-	CID 211835_60_TWS.dwg	STS	06-09-2024
REV. NO. - DESCRIPTION	BY	DATE	APP.
A ISSUED FOR REVIEW	STS	03-12-24	
1A ISSUED FOR REVIEW	STS	06-09-24	

FLORIDA GAS TRANSMISSION CO.
MAITLAND, FLORIDA

20" FLMEA-18 MAINLINE
CID 211835
HARMONY WEST CDD
PROPERTY PLAT
OSCEOLA COUNTY, FLORIDA

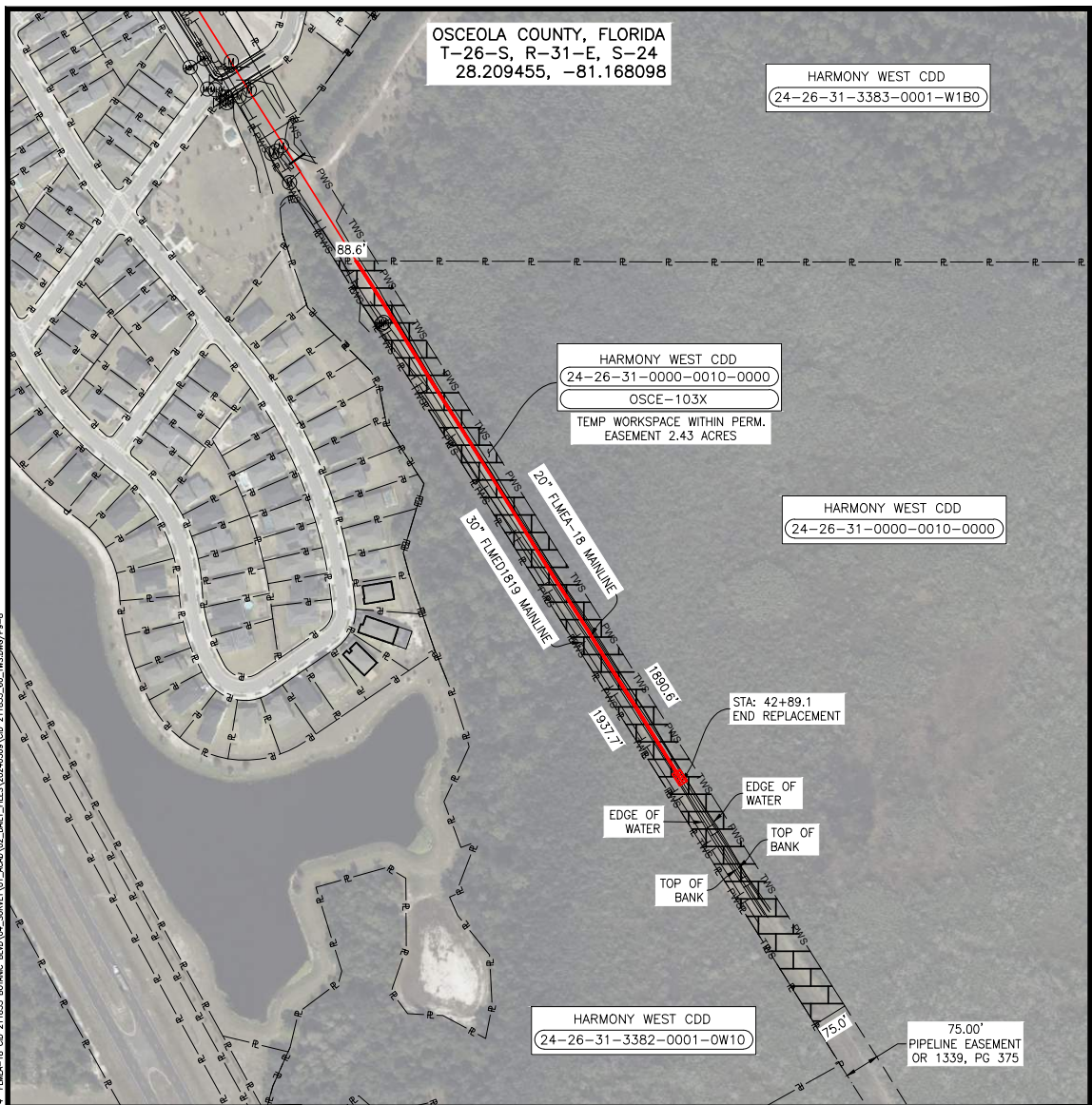
PROJECT NO.
C-24102-GL-94300022

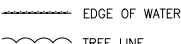
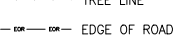
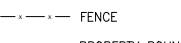
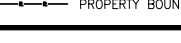
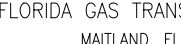
PREVIOUS DWG. NO.
-
SHT. - OF -
DWG. NO.
P9-7
SHT. 7 OF -

Florida Gas Transmission Company
An Energy Transfer/Kinder Morgan Affiliate

1A

Florida Gas Transmission Company, LLC



	TEMPORARY WORKSPACE WITHIN PERMANENT EASEMENT: 2.43 ACRES		HYDRANT		EDGE OF WATER
	EXCAVATION AREA 1532.24 CU YDS +/- TOTAL		LIGHT_POLE		TREE LINE
	FGT NATURAL GAS PIPELINE NOT INCLUDED IN REPLACEMENT		MARKER_POST		EDGE OF ROAD
	FGT NATURAL GAS PIPELINE PROPOSED REPLACEMENT		MANHOLE		FENCE
			PEDISTAL		PROPERTY BOUNDARY
			UTILITY_POLE		

PIPELINE, STATION, OR ACCOUNT NUMBER FLMEA-18	SCALE 1"=300'	CONST. YR. 2024	FLORIDA GAS TRANSMISSION CO. MAITLAND, FLORIDA	PROJECT NO. C-24102-GL-94300022
FILENUMBER -	CADD FILENAME CID_211835_60_TWS.dwg	DRAWN STS		DATE 06-09-2024
REV. NO. - DESCRIPTION	BY	DATE	APP.	PREVIOUS DWG. NO. -
A ISSUED FOR REVIEW	STS	03-12-24		SHT. - OF -
1A ISSUED FOR REVIEW	STS	6-9-204		DWG. NO. P9-8
				SHT. 8 OF -



Florida Gas Transmission Company
An Energy Transfer/Kinder Morgan Affiliate

20" FLMEA-18 MAINLINE
CID 211835
HARMONY WEST CDD
PROPERTY PLAT
OSCEOLA COUNTY, FLORIDA

1A

6/9/2024 2:39 PM
S:\BENTLEY PROJECTS\2024\0609 14031 FLORIDA GAS TRANSMISSION CO. PROJECTS\340174 FLMEA-18 CID 211835 BENTLEY BLVD\04 SURVEY\01 ACAD\02 DWG FILES\20240609\CID 211835_60_TWS.dwg P9-8

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2024-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY
WEST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING
THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2023;

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

1. The Audited Financial Statements for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Statements for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 18th day of July, 2024.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2024**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2023	Capital Projects Fund Series 2018	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS						
Cash	\$ 728,136	\$ -	\$ -	\$ -	\$ -	\$ 728,136
Investments						
Revenue	-	404,352	97,930	-	-	502,282
Reserve	-	430,094	56,873	-	-	486,967
Prepayment	-	7	-	-	-	7
Capitalized interest	-	4	1,093	-	-	1,097
Construction	-	-	-	-	55	55
Cost of issuance	-	7	1,739	-	-	1,746
Due from other	2,408	-	-	-	-	2,408
Due from Forestar Real Estate G	27,714	-	-	-	-	27,714
Utility deposit	10,292	-	-	-	-	10,292
Total assets	<u>\$ 768,550</u>	<u>\$ 834,464</u>	<u>\$ 157,635</u>	<u>\$ -</u>	<u>\$ 55</u>	<u>\$ 1,760,704</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable on-site	\$ 5,090	\$ -	\$ -	\$ -	\$ -	\$ 5,090
Due to Developer	-	-	20,049	-	-	20,049
Landowner advance	3,300	-	-	-	-	3,300
Total liabilities	<u>8,390</u>	<u>-</u>	<u>20,049</u>	<u>-</u>	<u>-</u>	<u>28,439</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	27,714	-	-	-	-	27,714
Total deferred inflows of resources	<u>27,714</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>27,714</u>
Fund balances:						
Restricted						
Debt service	-	834,464	137,586	-	-	972,050
Capital projects	-	-	-	-	55	55
Committed						
Playground	7,500	-	-	-	-	7,500
Sign and wall	7,000	-	-	-	-	7,000
3 months working capital	184,405	-	-	-	-	184,405
Unassigned	533,541	-	-	-	-	533,541
Total fund balances	<u>732,446</u>	<u>834,464</u>	<u>137,586</u>	<u>-</u>	<u>55</u>	<u>1,704,551</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 768,550</u>	<u>\$ 834,464</u>	<u>\$ 157,635</u>	<u>\$ -</u>	<u>\$ 55</u>	<u>\$ 1,760,704</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,090	\$ 813,792	\$ 815,070	100%
Assessment levy: off-roll	-	31,841	63,681	50%
Lot closings	1,341	4,126	-	N/A
Interest and miscellaneous	-	2,000	-	N/A
Buck Lake mgmt & consulting cost-share	-	-	875	0%
Buck Lake maintenance cost-share	-	4,375	7,200	61%
Dock applications	-	-	500	0%
Total revenues	<u>3,431</u>	<u>856,134</u>	<u>887,326</u>	96%
EXPENDITURES				
Professional & administrative				
Management fees	4,000	32,000	48,000	67%
Legal - general counsel	813	5,399	25,000	22%
Engineering	323	882	10,000	9%
Audit	-	-	12,150	0%
Dissemination fee	167	1,333	3,000	44%
Trustee	-	4,246	15,750	27%
Telephone	17	133	200	67%
Postage	35	91	500	18%
Printing & binding	42	333	500	67%
Legal advertising	57	203	1,500	14%
Annual district filing fee	-	175	175	100%
Insurance	-	7,103	7,600	93%
Contingencies	-	37	750	5%
Office supplies	-	-	750	0%
Miscellaneous	-	-	750	0%
Bank fees	-	-	750	0%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
EMMA software service	-	1,000		
Total professional & administrative	<u>5,454</u>	<u>53,850</u>	<u>129,540</u>	42%

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations and maintenance				
Field operations manager	500	4,000	6,000	67%
Field operations accounting	146	1,167	1,750	67%
Landscaping contract labor	58,399	263,168	300,740	88%
Insurance: property	-	7,284	7,882	92%
Porter services - dog park	-	1,640	5,000	33%
Playground ADA mulch	-	-	4,000	0%
Backflow prevention test	-	-	150	0%
Irrigation maintenance / repair	-	13,058	10,000	131%
Plants, shrubs & mulch	1,506	10,056	38,000	26%
Annuals	7,040	13,440	44,000	31%
Tree trimming	2,311	2,311	28,000	8%
Signage	-	-	3,500	0%
General maintenance	-	19,360	6,000	323%
Fountain maintenance	-	1,740	8,000	22%
Fence / wall repair	-	-	4,000	0%
Aquatic control - waterway	3,690	13,260	14,000	95%
Wetland monitoring & maintenance	400	7,575	4,800	158%
Buck lake mgmt & consulting cost-share	-	-	1,750	0%
Buck lake maintenance cost-share	-	3,775	14,400	26%
Electric:				
Irrigation	2,058	8,014	54,000	15%
Street lights	3,242	17,340	56,000	31%
Entrance signs	1,851	3,303	3,000	110%
Palm tree lights	-	-	5,000	0%
Fountain electricity	9,311	34,245	60,000	57%
Water irrigation	10,970	46,537	60,000	78%
Total field operations and maintenance	<u>101,424</u>	<u>471,273</u>	<u>739,972</u>	64%
Other fees & charges				
Property appraiser	-	408	328	124%
Tax collector	42	16,260	16,981	96%
Uncoded expense	-	5,358		
Total other fees & charges	<u>42</u>	<u>22,026</u>	<u>17,309</u>	127%
Total expenditures	<u>106,920</u>	<u>547,149</u>	<u>886,821</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(103,489)	308,985	505	
Net change in fund balances	(103,489)	308,985	505	
Fund balances - beginning	835,935	423,461	282,040	
Fund balances - ending				
Playground	7,500	7,500	7,500	
Sign and wall	7,000	7,000	7,000	
3 months working capital	184,405	184,405	184,405	
Unassigned	533,541	533,541	83,640	
Fund balances - ending	<u>\$ 732,446</u>	<u>\$ 732,446</u>	<u>\$ 282,545</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 1,399	\$ 544,651	\$ 545,854	100%
Interest	4,690	31,357	-	N/A
Total revenues	<u>6,089</u>	<u>576,008</u>	<u>545,854</u>	106%
EXPENDITURES				
Debt service				
Principal	140,000	140,000	140,000	100%
Interest	195,112	390,223	390,223	100%
Tax collector	28	10,882	11,372	96%
Total expenditures	<u>335,140</u>	<u>541,105</u>	<u>541,595</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(329,051)	34,903	4,259	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	7	-	N/A
Total other financing sources	<u>-</u>	<u>7</u>	<u>-</u>	N/A
Net change in fund balances	(329,051)	34,910	4,259	
Fund balances - beginning	1,163,515	799,554	770,289	
Fund balances - ending	<u>\$ 834,464</u>	<u>\$ 834,464</u>	<u>\$ 774,548</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 601	\$ 234,104	\$ 234,829	100%
Interest	1,198	7,047	-	N/A
Total revenues	<u>1,799</u>	<u>241,151</u>	<u>234,829</u>	103%
EXPENDITURES				
Debt service				
Principal	55,000	55,000	55,000	100%
Interest	86,633	173,266	173,266	100%
Tax collector	12	4,678	4,892	96%
Total expenditures	<u>141,645</u>	<u>232,944</u>	<u>233,158</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(139,846)	8,207	1,671	
Fund balances - beginning	277,432	129,379	200,378	
Fund balances - ending	<u>\$ 137,586</u>	<u>\$ 137,586</u>	<u>\$ 202,049</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(7)
Total other financing sources/(uses)	<u>-</u>	<u>(7)</u>
Net change in fund balances	-	(7)
Fund balances - beginning	-	7
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED MAY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 55
Total revenues	<u>-</u>	<u>55</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	55
Fund balances - beginning	55	-
Fund balances - ending	<u><u>\$ 55</u></u>	<u><u>\$ 55</u></u>

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony West Community Development District held a Regular Meeting on April 18, 2024 at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Shelley Kaercher	Chair
Chris Tyree	Vice Chair
Ayden Williams	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	District Counsel
Mark Hills	Field Operations Manager
Dan Leet	Harmony CDD Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:31 a.m. Supervisors Kaercher, Tyree, Van Auker and Williams were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

Harmony CDD Board Member Dan Leet stated that, in 2018, Osceola County expanded the boundaries of the Harmony West CDD to include nearly all the natural wetland areas. He and other concerned Harmony CDD residents attended the County Commission meeting where the Ordinance was discussed and expressed their concern that the expansion would pose a risk to the trail facilities at the outer edge of the new Harmony West CDD boundaries. They were assured by the Commissioners and County Staff that the trails would continue being maintained. He discussed a part of the Planned Development that states that the trails and resident access extend to all residents of both CDDs and a Harmony West CDD Agreement Amendment that describes construction of new trail enhancements within Harmony West CDD and connection to the existing trail network in the Planned Development.

Mr. Leet stated that Harmony CDD residents were surprised by the demolition of three bridges that provide access to some of the trails. He acknowledged that one bridge was old and in poor condition and needed to be removed but he believes the other two were structurally sound and should not have been removed; one had damage but he thinks it was repairable.

Mr. Leet recalled discussion at the January Harmony West CDD meeting, when demolition was approved, about the HROA no longer maintaining the bridges. He thinks that is untrue and stated that a HROA Board Member told him that the HROA Board found the specific terms and fixed recurring costs to be unfavorable and expected to negotiate the terms with the Harmony West CDD. He recalled mention at the January meeting that the HROA asked for an update but that the Harmony West CDD did not do so and, in his opinion “acted unilaterally” on the matter. He acquiesced that, as the owner of the bridges, the Harmony West CDD has the right to demolish the bridges but opined that it is not what a “good neighbor” should do.

Mr. Leet questioned what can be done if the maintenance costs are not affordable to the HROA and suggested that the Harmony CDD could pay the Harmony West CDD for shared maintenance of the trails, which are used by residents of both CDDs. He plans to discuss this possibility with the Harmony CDD Board Members and hopes that the Interlocal Agreement can be amended to specifically cover the Buck Lane wetlands, trails, bridges and open natural areas.

Mr. Leet asked the Harmony West CDD Board to consider this.

Mr. Tyree expressed his understanding that the three bridges were not structurally sound. He stated Harmony West CDD is willing to consider a joint venture to possibly re-establish the bridges and maintain the trails. Regarding Buck Lake, he stated there is already an Agreement in place, which he thinks is effective. He asked for the Harmony CDD’s help to stop Harmony CDD residents from illegally hunting and from driving on Forestar’s property with ATVs.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-04. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding the \$400,000 budgeted to the "Future phases 2C-2E" line item, on Page 2.

Ms. Kaercher will assist with breaking out the \$400,000 to appropriate line items.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 18, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete June

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Rom presented Resolution 2024-06.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting to 1:00 p.m., on November 5, 2024 at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Ratification of Acquisition of Villages at
Harmony Phases 2C & 2D Improvements**

Mr. Rom stated that this relates to acquisition of utilities, roadways, surface water management and work product by the CDD from Forestar.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, acquisition of Villages at Harmony Phases 2C & 2D Improvements, was ratified.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 29, 2024**

Mr. Rom presented the Unaudited Financial Statements as of February 29, 2024.

On MOTION by Mr. Tyree and seconded by Ms. Kaercher, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of March 21, 2024 Regular
Meeting Minutes**

Mr. Rom presented the March 21, 2024 Regular Meeting Minutes. The following change was made:

Line 20: Delete entire line

Regarding a pool, Ms. Thomas stated that the money was received and the executed License Agreement was sent to Ms. Gallagher so pool construction will commence. The construction schedule was received.

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, the March 21, 2024 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Poulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

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

Mr. Hills reported the following:

➤ Some trees are struggling and there is a problem with the new Sylvester palm, due to Toho limiting access to irrigation water.

➤ Toho shuts off the irrigation water supply five days a week and only turn it on from midnight to 10:00 a.m., and back on at 4:00 p.m., on the days that it is available. This schedule makes it difficult to check the system and also does not allow enough time to water everything.

➤ Per Toho, this is the new, permanent schedule of availability; the impact is already being seen with deteriorating grass, trees and other landscaping.

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

- **NEXT MEETING DATE: May 16, 2024 at 10:30 AM**

- **QUORUM CHECK**

The May and June, 2024 meetings will probably be cancelled and the next meeting will likely be July 18, 2024.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comment**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Kaercher and seconded by Mr. Tyree, with all in favor, the meeting adjourned at 11:50 a.m.

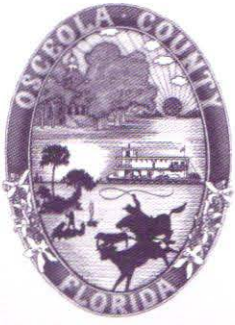
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Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

May 6, 2024

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

RE: Harmony West Community Development District – Registered Voters

Dear Ms. Gillyard:

Thank you for your letter requesting confirmation of the number of registered voters within the Harmony West Community Development District as of April 15, 2024.

The number of registered voters within the Harmony West CDD is 818 as of April 15, 2024.

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

Respectfully yours,

A handwritten signature in cursive script that reads "mj. Arrington".

Mary Jane Arrington
Supervisor of Elections

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2023 CANCELED	Regular Meeting	10:30 AM
November 13, 2023 CANCELED	Regular Meeting	1:00 PM
November 16, 2023 <i>Rescheduled to November 13, 2023</i>	Regular Meeting	10:30 AM
December 21, 2023 CANCELED	Regular Meeting	10:30 AM
January 18, 2024	Regular Meeting	10:30 AM
February 15, 2024 CANCELED	Regular Meeting	10:30 AM
March 21, 2024	Buck Lake Committee Meeting	10:00 AM
March 21, 2024	Regular Meeting	10:30 AM
April 18, 2024	Regular Meeting	10:30 AM
May 16, 2024 CANCELED	Regular Meeting	10:30 AM
June 20, 2024 CANCELED	Regular Meeting	10:30 AM
July 18, 2024	Regular Meeting	10:30 AM
August 15, 2024	Regular Meeting	10:30 AM
September 19, 2024	Regular Meeting	10:30 AM