

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

April 17, 2025

BOARD OF SUPERVISORS

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

April 10, 2025

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

Board of Supervisors
Harmony West Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony West Community Development District will hold a Regular Meeting on April 17, 2025 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. Consideration of Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
5. Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of February 28, 2025
7. Approval of Minutes:
 - A. November 5, 2024 Landowners' Meeting
 - B. March 20, 2025 Regular Meeting
8. 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*

- NEXT MEETING DATE: May 15, 2025 at 10:30 AM

○ QUORUM CHECK

SEAT 1	SHELLEY KAERCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS TYREE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KATHLEEN MYERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KOLTON BENSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROGER VAN AUKE	☐ IN PERSON	☐ PHONE	☐ NO

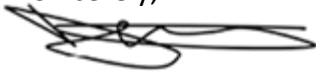
9. Board Members' Comments/Requests

10. Public Comment

11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at 561-517-5111.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS & STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 8664977

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Harmony West Community Development District (“**District**”) prior to June 15, 2025 the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE:	_____
HOUR:	10:30 a.m.
LOCATION:	Johnston’s Surveying, Inc. 900 Cross Prairie Parkway Kissimmee, Florida 34744

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. 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.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
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**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,044,264				\$ 1,776,827
Allowable discounts (4%)	(41,771)				(71,073)
Assessment levy: on-roll - net	1,002,493	\$ 993,162	\$ 9,331	\$ 1,002,493	1,705,754
Assessment levy: off-roll	290,614	217,950	72,664	290,614	29,896
Lot closings	-	253,627	-	253,627	-
Buck Lake management & consulting-cost share	875	88	175	263	875
Buck Lake maintenance-cost share	7,250	-	7,250	7,250	8,400
Dock applications	500	-	500	500	500
Total revenues	1,301,732	1,464,827	89,920	1,554,747	1,745,425
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Supervisors	-	431	862	1,293	1,077
Legal - general counsel	25,000	3,042	3,000	6,042	25,000
Engineering	10,000	-	2,000	2,000	10,000
Audit	7,000	-	7,000	7,000	7,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	3,000	917	2,083	3,000	3,000
EMMA software system	1,000	1,000	-	1,000	1,000
Trustee	9,000	-	9,000	9,000	9,000
Telephone	200	83	117	200	200
Postage	500	69	431	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	411	1,089	1,500	1,500
Annual district filing fee	175	175	-	175	175
Insurance: GL & POL	7,814	7,681	-	7,681	7,758
Contingencies	750	203	547	750	750
Office supplies	750	-	750	750	750
Miscellaneous	750	-	750	750	750
Property taxes	5,000	-	5,000	5,000	5,000
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser	1,044	367	677	1,044	1,777
Tax collector	20,885	19,846	1,039	20,885	35,537
Total professional & administrative	145,283	55,348	64,137	119,485	161,689

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
EXPENDITURES (continued)					
Field operations and maintenance					
Field operations manager	7,200	2,500	4,700	7,200	7,200
Field operations accounting	3,500	1,458	2,042	3,500	3,500
Landscaping contract labor	465,000	188,738	276,262	465,000	465,000
Landscape enhancement	-	24,621	5,000	29,621	35,000
Insurance: property	8,231	8,155	-	8,155	9,786
Porter services - dog park	11,200	3,000	8,200	11,200	11,200
Playground ADA mulch	9,000	-	9,000	9,000	6,000
Backflow prevention test	150	-	150	150	150
Irrigation maintenance/repair	22,000	13,556	8,444	22,000	22,000
Plants, shrubs & mulch	87,000	40,601	46,399	87,000	87,000
Annuals	28,100	7,040	14,960	22,000	22,000
Tree trimming	26,500	2,387	24,113	26,500	26,000
Signage	6,500	-	6,500	6,500	6,000
General maintenance	17,000	5,658	8,342	14,000	14,000
Fence/wall repair	9,500	14,430	-	14,430	8,000
Aquatic control - waterway	24,500	9,040	15,460	24,500	24,500
Fountain maintenance	15,000	1,160	8,840	10,000	10,000
Buck Lake management & consulting-cost share	1,750	-	350	350	1,750
Buck Lake maintenance-cost share	14,500	3,500	11,000	14,500	16,800
Wetland monitoring and maintenance	4,800	5,850	-	5,850	5,850
Electric:			-		
Irrigation	94,000	7,548	39,166	46,714	50,000
Street lights	78,000	12,929	42,150	55,079	78,000
Entrance area	7,500	7,304	10,226	17,530	18,000
Palm tree lights	1,500	-	-	-	0
Fountain	66,000	39,198	54,877	94,075	94,500
Water- irrigation	121,000	66,696	93,374	160,070	161,500
Phase 2 G & H	-	-	-	-	400,000
Total field operations & maintenance	1,129,431	465,369	689,555	1,159,924	1,583,736
Total expenditures	1,274,714	520,717	753,692	1,279,409	1,745,425
Excess/(deficiency) of revenues over/(under) expenditures	27,018	944,110	(663,772)	275,338	0
Fund balance - beginning (unaudited)	282,040	292,952	1,237,062	292,952	568,290
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	442,175
Unassigned	110,153	1,038,157	374,385	369,385	107,115
Fund balance - ending (projected)	\$ 309,058	\$ 1,237,062	\$ 573,290	\$ 568,290	\$ 568,290

**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	7,758
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
County voter registration, etc	
Property taxes	5,000
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	1,777
Tax collector	35,537
Total professional & administrative	<u>161,689</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	
Landscape enhancement	35,000
Insurance: property	9,786
Porter services - dog park	11,200
Playground ADA mulch	6,000
Backflow prevention test	150
Irrigation maintenance/repair	22,000
Plants, shrubs & mulch	87,000
Annuals	22,000
Tree trimming	26,000
Signage	6,000
General maintenance	14,000
Fence/wall repair	8,000
Aquatic control - waterway	24,500
Fountain maintenance	10,000
Buck Lake management & consulting-cost share	1,750
Buck Lake maintenance-cost share	16,800
Wetland monitoring and maintenance	5,850
Electric:	
Irrigation	50,000
Street lights	78,000
Entrance area	18,000
Fountain	94,500
Water- irrigation	161,500
Phase 2 G & H	400,000
Total field operations & maintenance	<u>1,583,736</u>
Total expenditures	<u><u>\$1,745,425</u></u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	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	\$ 540,761	\$ 5,093	\$ 545,854	545,854
Interest	-	14,982	-	14,982	-
Total revenues	545,854	555,743	5,093	560,836	545,854
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	160,000
Interest	384,448	192,224	192,224	384,448	377,085
Tax collector	11,372	10,806	566	11,372	11,372
Total expenditures	550,820	203,030	347,790	550,820	548,457
Excess/(deficiency) of revenues over/(under) expenditures	(4,966)	352,713	(342,697)	10,016	(2,603)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	-	-	-	-
Total other financing sources/(uses)	-	-	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	(4,966)	352,713	(342,697)	10,016	(2,603)
Beginning fund balance (unaudited)	770,289	854,922	1,207,635	854,922	864,938
Ending fund balance (projected)	\$765,323	\$1,207,635	\$ 864,938	\$ 864,938	862,335
Use of fund balance:					
Debt service reserve account balance (required)					(430,093)
Interest expense - November 1, 2026					(184,743)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 247,499

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

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
10/31/21				188,542.50	188,542.50	7,310,000.00
04/30/22	160,000.00		4.750%	188,542.50	348,542.50	7,150,000.00
10/31/22				184,742.50	184,742.50	7,150,000.00
04/30/23	170,000.00		4.750%	184,742.50	354,742.50	6,980,000.00
10/31/23				180,705.00	180,705.00	6,980,000.00
04/30/24	175,000.00		4.750%	180,705.00	355,705.00	6,805,000.00
10/31/24				176,548.75	176,548.75	6,805,000.00
04/30/25	185,000.00		4.750%	176,548.75	361,548.75	6,620,000.00
10/31/25				172,155.00	172,155.00	6,620,000.00
04/30/26	195,000.00		5.100%	172,155.00	367,155.00	6,425,000.00
10/31/26				167,182.50	167,182.50	6,425,000.00
04/30/27	205,000.00		5.100%	167,182.50	372,182.50	6,220,000.00
10/31/27				161,955.00	161,955.00	6,220,000.00
04/30/28	215,000.00		5.100%	161,955.00	376,955.00	6,005,000.00
10/31/28				156,472.50	381,472.50	6,005,000.00
04/30/29	225,000.00		5.100%	156,472.50	381,472.50	5,780,000.00
10/31/29				150,735.00	390,735.00	5,780,000.00
04/30/30	240,000.00		5.100%	150,735.00	390,735.00	5,540,000.00
10/31/30				144,615.00	394,615.00	5,540,000.00
04/30/31	250,000.00		5.100%	144,615.00	394,615.00	5,290,000.00
10/31/31				138,240.00	403,240.00	5,290,000.00
04/30/32	265,000.00		5.100%	138,240.00	403,240.00	5,025,000.00
10/31/32				131,482.50	406,482.50	5,025,000.00
04/30/33	275,000.00		5.100%	131,482.50	406,482.50	4,750,000.00
10/31/33				124,470.00	414,470.00	4,750,000.00
04/30/34	290,000.00		5.100%	124,470.00	414,470.00	4,460,000.00
10/31/34				117,075.00	422,075.00	4,460,000.00
04/30/35	305,000.00		5.250%	117,075.00	422,075.00	4,155,000.00
10/31/35				109,068.75	434,068.75	4,155,000.00
04/30/36	325,000.00		5.250%	109,068.75	434,068.75	3,830,000.00
10/31/36				100,537.50	440,537.50	3,830,000.00
04/30/37	340,000.00		5.250%	100,537.50	440,537.50	3,490,000.00
10/31/37				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
04/30/38	360,000.00		5.250%	91,612.50	91,612.50	3,130,000.00
10/31/38				82,162.50	462,162.50	3,130,000.00
04/30/39	380,000.00		5.250%	82,162.50	82,162.50	2,750,000.00
10/31/39				72,187.50	472,187.50	2,750,000.00
04/30/40	400,000.00		5.250%	72,187.50	72,187.50	2,350,000.00
10/31/40				61,687.50	481,687.50	2,350,000.00
04/30/41	420,000.00		5.250%	61,687.50	61,687.50	1,930,000.00
10/31/41				50,662.50	495,662.50	1,930,000.00
04/30/42	445,000.00		5.250%	50,662.50	50,662.50	1,485,000.00
10/31/42				38,981.25	508,981.25	1,485,000.00
04/30/43	470,000.00		5.250%	38,981.25	38,981.25	1,015,000.00
10/31/43				26,643.75	521,643.75	1,015,000.00
04/30/44	495,000.00		5.250%	26,643.75	26,643.75	520,000.00
10/31/44				13,650.00	533,650.00	520,000.00
04/30/45	520,000.00		5.250%	13,650.00	7,323,650.00	-
Total	7,310,000.00			5,684,230.00	20,304,230.00	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	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	\$ 233,269	\$ 1,560	\$ 234,829	234,829
Interest	-	2,667	2,667	5,334	-
Total revenues	234,829	235,936	4,227	240,163	234,829
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Interest	170,998	85,499	85,499	170,998	168,729
Tax collector	4,892	4,661	231	4,892	4,892
Total expenditures	230,890	90,160	140,730	230,890	233,621
Excess/(deficiency) of revenues over/(under) expenditures	3,939	145,776	(136,503)	9,273	1,208
Beginning fund balance (unaudited)	200,378	143,029	288,805	143,029	152,302
Ending fund balance (projected)	<u>\$204,317</u>	<u>\$ 288,805</u>	<u>\$ 152,302</u>	<u>\$ 152,302</u>	<u>153,510</u>
Use of fund balance:					
Debt service reserve account balance (required)					(56,873)
Interest expense - November 1, 2026					(83,127)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 13,510</u>

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

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
10/31/21				84,364.38	84,364.38	3,325,000.00
04/30/22	60,000.00		4.125%	84,364.38	144,364.38	3,265,000.00
10/31/22				83,126.88	83,126.88	3,265,000.00
04/30/23	60,000.00		4.125%	83,126.88	143,126.88	3,205,000.00
10/31/23				81,889.38	81,889.38	3,205,000.00
04/30/24	60,000.00		4.125%	81,889.38	141,889.38	3,145,000.00
10/31/24				80,651.88	80,651.88	3,145,000.00
04/30/25	65,000.00		4.125%	80,651.88	145,651.88	3,080,000.00
10/31/25				79,311.25	79,311.25	3,080,000.00
04/30/26	70,000.00		4.125%	79,311.25	149,311.25	3,010,000.00
10/31/26				77,867.50	77,867.50	3,010,000.00
04/30/27	70,000.00		5.000%	77,867.50	147,867.50	2,940,000.00
10/31/27				76,117.50	76,117.50	2,940,000.00
04/30/28	75,000.00		5.000%	76,117.50	151,117.50	2,865,000.00
10/31/28				74,242.50	74,242.50	2,865,000.00
04/30/29	80,000.00		5.000%	74,242.50	154,242.50	2,785,000.00
10/31/29				72,242.50	72,242.50	2,785,000.00
04/30/30	85,000.00		5.000%	72,242.50	157,242.50	2,700,000.00
10/31/30				70,117.50	70,117.50	2,700,000.00
04/30/31	85,000.00		5.000%	70,117.50	155,117.50	2,615,000.00
10/31/31				67,992.50	67,992.50	2,615,000.00
04/30/32	90,000.00		5.000%	67,992.50	157,992.50	2,525,000.00
10/31/32				65,742.50	65,742.50	2,525,000.00
04/30/33	95,000.00		5.000%	65,742.50	160,742.50	2,430,000.00
10/31/33				63,367.50	63,367.50	2,430,000.00
04/30/34	100,000.00		5.000%	63,367.50	163,367.50	2,330,000.00
10/31/34				60,867.50	60,867.50	2,330,000.00
04/30/35	105,000.00		5.000%	60,867.50	165,867.50	2,225,000.00
10/31/35				58,242.50	58,242.50	2,225,000.00
04/30/36	110,000.00		5.000%	58,242.50	168,242.50	2,115,000.00
10/31/36				55,492.50	55,492.50	2,115,000.00
04/30/37	115,000.00		5.000%	55,492.50	170,492.50	2,000,000.00
10/31/37				52,617.50	52,617.50	2,000,000.00
04/30/38	125,000.00		5.000%	52,617.50	177,617.50	1,875,000.00
10/31/38				49,492.50	49,492.50	1,875,000.00
04/30/39	130,000.00		5.000%	49,492.50	179,492.50	1,745,000.00
10/31/39				46,242.50	46,242.50	1,745,000.00
04/30/40	135,000.00		5.300%	46,242.50	181,242.50	1,610,000.00
10/31/40				42,665.00	42,665.00	1,610,000.00
04/30/41	145,000.00		5.300%	42,665.00	187,665.00	1,465,000.00
10/31/41				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
04/30/42	150,000.00		5.300%	38,822.50	188,822.50	1,315,000.00
10/31/42				34,847.50	34,847.50	1,315,000.00
04/30/43	160,000.00		5.300%	34,847.50	194,847.50	1,155,000.00
10/31/43				30,607.50	30,607.50	1,155,000.00
04/30/44	170,000.00		5.300%	30,607.50	200,607.50	985,000.00
10/31/44				26,102.50	26,102.50	985,000.00
04/30/45	175,000.00		5.300%	26,102.50	201,102.50	810,000.00
10/31/45				21,465.00	21,465.00	810,000.00
04/30/46	185,000.00		5.300%	21,465.00	206,465.00	625,000.00
10/31/46				16,562.50	16,562.50	625,000.00
04/30/47	195,000.00		5.300%	16,562.50	211,562.50	430,000.00
10/31/47				11,395.00	11,395.00	430,000.00
04/30/48	210,000.00		5.300%	11,395.00	221,395.00	220,000.00
10/31/48				5,830.00	5,830.00	220,000.00
04/30/49	220,000.00		5.300%	5,830.00	225,830.00	-
Total	3,325,000.00			3,056,572.50	6,381,572.50	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 211,681
Allowable discounts (4%)	-				(8,467)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	203,214
Assessment levy: off-roll	-	-	-	-	279,248
Total revenues	-	-	-	-	482,462
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	97,669	97,669	378,073
Tax collector	-	-	-	-	4,234
Cost of issuance	-	-	182,275	182,275	-
Total expenditures	-	-	279,944	279,944	482,307
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(279,944)	(279,944)	155
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	726,048	726,048	-
Underwriter's discount	-	-	(117,879)	(117,879)	-
Original issue discount	-	-	(20,160)	(20,160)	-
Total other financing sources/(uses)	-	-	588,009	588,009	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	308,065	308,065	155
Beginning fund balance (unaudited)	-	-	-	-	308,065
Ending fund balance (projected)	\$ -	\$ -	\$ 308,065	\$ 308,065	308,220
Use of fund balance:					
Debt service reserve account balance (required)					(119,028)
Interest expense - November 1, 2026					(186,736)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 2,456

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25				189,036.25	189,036.25	6,930,000.00
05/01/26	100,000.00		4.600%	189,036.25	289,036.30	6,830,000.00
11/01/26				186,736.25	186,736.25	6,830,000.00
05/01/27	105,000.00		4.600%	186,736.25	291,736.30	6,725,000.00
11/01/27				184,321.25	184,321.25	6,725,000.00
05/01/28	110,000.00		4.600%	184,321.25	294,321.30	6,615,000.00
11/01/28				181,791.25	181,791.25	6,615,000.00
05/01/29	115,000.00		4.600%	181,791.25	296,791.30	6,500,000.00
11/01/29				179,146.25	179,146.25	6,500,000.00
05/01/30	120,000.00		4.600%	179,146.25	299,146.30	6,380,000.00
11/01/30				176,386.25	176,386.25	6,380,000.00
05/01/31	125,000.00		4.600%	176,386.25	301,386.30	6,255,000.00
11/01/31				173,511.25	173,511.25	6,255,000.00
05/01/32	130,000.00		4.600%	173,511.25	303,511.30	6,125,000.00
11/01/32				170,521.25	170,521.25	6,125,000.00
05/01/33	135,000.00		5.450%	170,521.25	305,521.30	5,990,000.00
11/01/33				166,842.50	166,842.50	5,990,000.00
05/01/34	145,000.00		5.450%	166,842.50	311,842.55	5,845,000.00
11/01/34				162,891.25	162,891.25	5,845,000.00
05/01/35	150,000.00		5.450%	162,891.25	312,891.30	5,695,000.00
11/01/35				158,803.75	158,803.75	5,695,000.00
05/01/36	160,000.00		5.450%	158,803.75	318,803.80	5,535,000.00
11/01/36				154,443.75	154,443.75	5,535,000.00
05/01/37	170,000.00		5.450%	154,443.75	324,443.80	5,365,000.00
11/01/37				149,811.25	149,811.25	5,365,000.00
05/01/38	180,000.00		5.450%	149,811.25	329,811.30	5,185,000.00
11/01/38				144,906.25	144,906.25	5,185,000.00
05/01/39	190,000.00		5.450%	144,906.25	334,906.30	4,995,000.00
11/01/39				139,728.75	139,728.75	4,995,000.00
05/01/40	200,000.00		5.450%	139,728.75	339,728.80	4,795,000.00
11/01/40				134,278.75	134,278.75	4,795,000.00
05/01/41	210,000.00		5.450%	134,278.75	344,278.80	4,585,000.00
11/01/41				128,556.25	128,556.25	4,585,000.00
05/01/42	225,000.00		5.450%	128,556.25	353,556.30	4,360,000.00
11/01/42				122,425.00	122,425.00	4,360,000.00
05/01/43	235,000.00		5.450%	122,425.00	357,425.05	4,125,000.00
11/01/43				116,021.25	116,021.25	4,125,000.00
05/01/44	250,000.00		5.450%	116,021.25	366,021.30	3,875,000.00
11/01/44				109,208.75	109,208.75	3,875,000.00
05/01/45	260,000.00		5.450%	109,208.75	369,208.80	3,615,000.00
11/01/45				102,123.75	102,123.75	3,615,000.00
05/01/46	275,000.00		5.650%	102,123.75	377,123.81	3,340,000.00
11/01/46				94,355.00	94,355.00	3,340,000.00
05/01/47	295,000.00		5.650%	94,355.00	389,355.06	3,045,000.00
11/01/47				86,021.25	86,021.25	3,045,000.00

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	310,000.00		5.650%	86,021.25	396,021.31	2,735,000.00
11/01/48				77,263.75	77,263.75	2,735,000.00
05/01/49	330,000.00		5.650%	77,263.75	407,263.81	2,405,000.00
11/01/49				67,941.25	67,941.25	2,405,000.00
05/01/50	345,000.00		5.650%	67,941.25	412,941.31	2,060,000.00
11/01/50				58,195.00	58,195.00	2,060,000.00
05/01/51	365,000.00		5.650%	58,195.00	423,195.06	1,695,000.00
11/01/51				47,883.75	47,883.75	1,695,000.00
05/01/52	390,000.00		5.650%	47,883.75	437,883.81	1,305,000.00
11/01/52				36,866.25	36,866.25	1,305,000.00
05/01/53	410,000.00		5.650%	36,866.25	446,866.31	895,000.00
11/01/53				25,283.75	25,283.75	895,000.00
05/01/54	435,000.00		5.650%	25,283.75	460,283.81	460,000.00
11/01/54				12,995.00	12,995.00	460,000.00
05/01/55	460,000.00		5.650%	12,995.00	472,995.06	-
Total	6,930,000.00			7,476,592.50	14,406,594.10	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - 2018 Bond Area					
Product/Parcel	Units	FY 2026			FY 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	251	\$ 1,357.39	\$ 778.64	\$ 2,136.03	\$ 1,782.74
SF 50'	297	1,357.39	973.29	2,330.68	1,977.39
SF 60'	72	1,357.39	1,167.95	2,525.34	2,172.05
Total	620				

On-Roll Assessments - 2023 Bond Area - Phases 2A & 2B					
Product/Parcel	Units	FY 2026			FY 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	126	\$ 1,357.39	\$ 967.70	\$ 2,325.09	\$ 1,971.80
SF 50'	73	1,357.39	1,182.75	2,540.14	2,186.85
SF 60'	26	1,357.39	1,397.80	2,755.19	2,401.90
Total	225				

On-Roll Assessments - 2025 Bond Area - Phases 2C & 2D					
Product/Parcel	Units	FY 2026			FY 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	88	\$ 1,357.39	\$ 967.56	\$ 2,324.95	\$ 1,004.10
SF 50'	107	1,357.39	1,182.58	2,539.97	1,004.10
SF 60'	-	1,357.39	1,397.59	2,754.98	1,004.10
Total	195				

On-Roll Assessments - 2025 Bond Area - Phases 2E & 2F					
Product/Parcel	Units	FY 2026			FY 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	121	\$ 1,357.39	\$ 899.83	\$ 2,257.22	\$ 942.85
SF 50'	110	1,357.39	1,099.80	2,457.19	942.85
SF 60'	38	1,357.39	1,299.76	2,657.15	942.85
Total	269				

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Future Bond Area - Phases 2G Through 2J					
Product/Parcel	Units	FY 2026			FY 2025
		O&M	DS	Total	Total
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Assessment per Unit
SF 40'	205	\$ 64.71	\$ -	\$ 64.71	\$ 80.03
SF 50'	209	64.71	-	64.71	80.03
SF 60'	48	64.71	-	64.71	80.03
Total	462				
 GRAND TOTAL	 1,771				

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Harmony West Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025	Regular Meeting	10:30 AM
November 20, 2025	Regular Meeting	10:30 AM
December 18, 2025	Regular Meeting	10:30 AM
January 15, 2026	Regular Meeting	10:30 AM
February 19, 2026	Regular Meeting	10:30 AM
March 19, 2026	Regular Meeting	10:30 AM
April 16, 2026	Regular Meeting	10:30 AM
May 21, 2026	Regular Meeting	10:30 AM
June 18, 2026	Regular Meeting	10:30 AM
July 16, 2026	Regular Meeting	10:30 AM
August 20, 2026	Regular Meeting	10:30 AM
September 17, 2026	Regular Meeting	10:30 AM

HARMONY WEST

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Harmony West Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 17th day of April, 2025.

ATTEST:

**HARMONY WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

Harmony West

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **04/17/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2023	Debt Service Fund Series 2025	Capital Projects Fund Series 2023	Capital Projects Fund Series 2025	Total Governmental Funds
ASSETS							
Cash	\$1,241,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,241,677
Investments							
Revenue	-	777,523	249,049	-	-	-	1,026,572
Reserve	-	430,094	56,873	119,085	-	-	606,052
Prepayment	-	7	-	-	-	-	7
Capitalized interest	-	4	1,132	286,841	-	-	287,977
Construction	-	-	-	-	58	-	58
Cost of issuance	-	7	1,800	5,928	-	-	7,735
Due from other	2,408	-	-	-	-	-	2,408
Due from Forestar Real Estate G	25,135	-	-	-	-	-	25,135
Utility deposit	10,260	-	-	-	-	-	10,260
Total assets	<u>\$1,279,480</u>	<u>\$1,207,635</u>	<u>\$ 308,854</u>	<u>\$ 411,854</u>	<u>\$ 58</u>	<u>\$ -</u>	<u>\$ 3,207,881</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to Developer	\$ -	\$ -	\$ 20,049	\$ -	\$ -	\$ -	\$ 20,049
Tax payable	31	-	-	-	-	-	31
Landowner advance	3,300	-	-	-	-	-	3,300
Total liabilities	<u>3,331</u>	<u>-</u>	<u>20,049</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>23,380</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	25,135	-	-	-	-	-	25,135
Total deferred inflows of resources	<u>25,135</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,135</u>
Fund balances:							
Restricted							
Debt service	-	1,207,635	288,805	411,854	-	-	1,908,294
Capital projects	-	-	-	-	58	-	58
Playground	9,000	-	-	-	-	-	9,000
Sign and wall	10,000	-	-	-	-	-	10,000
3 months working capital	324,539	-	-	-	-	-	324,539
Unassigned	907,475	-	-	-	-	-	907,475
Total fund balances	<u>1,251,014</u>	<u>1,207,635</u>	<u>288,805</u>	<u>411,854</u>	<u>58</u>	<u>-</u>	<u>3,159,366</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,279,480</u>	<u>\$ 1,207,635</u>	<u>\$ 308,854</u>	<u>\$ 411,854</u>	<u>\$ 58</u>	<u>\$ -</u>	<u>\$ 3,207,881</u>
Total liabilities and fund balances	<u>\$ 1,279,480</u>	<u>\$ 1,207,635</u>	<u>\$ 308,854</u>	<u>\$ 411,854</u>	<u>\$ 58</u>	<u>\$ -</u>	<u>\$ 3,207,881</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,214	\$ 993,162	\$ 1,002,493	99%
Assessment levy: off-roll	72,650	217,950	290,614	75%
Lot closings	-	253,627	-	N/A
Interest and miscellaneous	-	88	-	N/A
Buck Lake mgmt & consulting cost-share	-	-	875	0%
Buck Lake maintenance cost-share	-	-	7,250	0%
Dock applications	-	-	500	0%
Total revenues	<u>76,864</u>	<u>1,464,827</u>	<u>1,301,732</u>	113%
EXPENDITURES				
Professional & administrative				
Supervisors fees	-	431	-	N/A
Management fees	4,000	20,000	48,000	42%
Legal - general counsel	-	3,042	25,000	12%
Engineering	-	-	10,000	0%
Audit	-	-	7,000	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination fee	250	917	3,000	31%
Trustee	-	-	9,000	0%
Telephone	17	83	200	42%
Postage	26	69	500	14%
Printing & binding	42	208	500	42%
Legal advertising	-	411	1,500	27%
Annual district filing fee	-	175	175	100%
Insurance	-	-	7,814	0%
Contingencies	-	203	750	27%
Office supplies	-	-	750	0%
Miscellaneous	-	-	750	0%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
EMMA software service	-	1,000	1,000	100%
Total professional & administrative	<u>4,335</u>	<u>27,454</u>	<u>118,354</u>	23%

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations and maintenance				
Field operations manager	-	2,500	7,200	35%
Field operations accounting	291	1,458	3,500	42%
Landscaping contract labor	30,651	188,738	465,000	41%
Insurance: property	-	-	8,231	0%
Porter services - dog park	-	3,000	11,200	27%
Playground ADA mulch	-	-	9,000	0%
Backflow prevention test	-	-	150	0%
Irrigation maintenance / repair	4,436	13,556	22,000	62%
Plants, shrubs & mulch	-	40,601	87,000	47%
Annuals	-	7,040	28,100	25%
Tree trimming	2,387	2,387	26,500	9%
Signage	-	-	6,500	0%
General maintenance	695	5,658	17,000	33%
Fountain maintenance	-	1,160	15,000	8%
Fence / wall repair	255	14,430	9,500	152%
Aquatic control - waterway	-	9,040	24,500	37%
Wetland monitoring & maintenance	600	5,850	4,800	122%
Buck lake mgmt & consulting cost-share	-	-	1,750	0%
Buck lake maintenance cost-share	-	3,500	14,500	24%
Electric:				
Irrigation	-	7,548	94,000	8%
Street lights	-	12,929	78,000	17%
Entrance signs	-	7,304	7,500	97%
Palm tree lights	-	-	1,500	0%
Fountain electricity	-	39,198	66,000	59%
Water irrigation	11,725	66,696	121,000	55%
Landscape enhancement	-	24,621	-	N/A
Total field operations and maintenance	<u>51,040</u>	<u>457,214</u>	<u>1,129,431</u>	40%
Other fees & charges				
Property appraiser	-	367	1,044	35%
Tax collector	84	19,846	20,885	95%
Property taxes	-	1,884	5,000	38%
Total other fees & charges	<u>84</u>	<u>22,097</u>	<u>26,929</u>	82%
Total expenditures	<u>55,459</u>	<u>506,765</u>	<u>1,274,714</u>	40%
 Excess/(deficiency) of revenues over/(under) expenditures	 21,405	 958,062	 27,018	
 Net change in fund balances	 21,405	 958,062	 27,018	
Fund balances - beginning	1,229,609	292,952	589,151	
Fund balances - ending				
Playground	9,000	9,000	9,000	
Sign and wall	10,000	10,000	10,000	
3 months working capital	324,539	324,539	324,539	
Unassigned	907,475	907,475	272,630	
Fund balances - ending	<u>\$ 1,251,014</u>	<u>\$ 1,251,014</u>	<u>\$ 616,169</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 2,295	\$ 540,761	\$ 545,854	99%
Interest	3,624	14,982	-	N/A
Total revenues	<u>5,919</u>	<u>555,743</u>	<u>545,854</u>	102%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	192,224	384,448	50%
Tax collector	46	10,806	11,372	95%
Total expenditures	<u>46</u>	<u>203,030</u>	<u>550,820</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	5,873	352,713	(4,966)	
Net change in fund balances	5,873	352,713	(4,966)	
Fund balances - beginning	1,201,762	854,922	821,181	
Fund balances - ending	<u>\$ 1,207,635</u>	<u>\$ 1,207,635</u>	<u>\$ 816,215</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 990	\$ 233,269	\$ 234,829	99%
Interest	843	2,667	-	N/A
Total revenues	<u>1,833</u>	<u>235,936</u>	<u>234,829</u>	100%
EXPENDITURES				
Debt service				
Principal	-	-	55,000	0%
Interest	-	85,499	170,998	50%
Tax collector	20	4,661	4,892	95%
Total expenditures	<u>20</u>	<u>90,160</u>	<u>230,890</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	1,813	145,776	3,939	
Fund balances - beginning	286,992	143,029	138,004	
Fund balances - ending	<u>\$ 288,805</u>	<u>\$ 288,805</u>	<u>\$ 141,943</u>	

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 195	\$ 195
Total revenues	<u>195</u>	<u>195</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	176,350
Total expenditures	<u>-</u>	<u>176,350</u>
Excess/(deficiency) of revenues over/(under) expenditures	195	(176,155)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	726,048
Original issue discount	-	(20,160)
Underwriter's discount	-	(117,879)
Total other financing sources	<u>-</u>	<u>588,009</u>
Net change in fund balances	195	411,854
Fund balances - beginning	411,659	-
Fund balances - ending	<u>\$ 411,854</u>	<u>\$ 411,854</u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	<u>-</u>	<u>1</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Net change in fund balances	-	1
Fund balances - beginning	58	57
Fund balances - ending	<u><u>\$ 58</u></u>	<u><u>\$ 58</u></u>

**HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>6,203,952</u>
Total expenditures	<u>-</u>	<u>6,203,952</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,203,952)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	<u>-</u>	<u>6,203,952</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,203,952</u>
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

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

A Landowners' Meeting of the Harmony West Community Development District was held on November 5, 2024 at 1:00 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present at the meeting:

Daniel Rom District Manager/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:25 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seat 4]

A. Nominations

Mr. Rom stated he is the designated Proxy Holder for Forestar (USA) Real Estate Group Inc. (Forestar), who owns 527.37 acres and 86 platted units, equating to 614 authorized votes. The Proxy is executed by Chris Tyree, a confirmed officer of Forestar.

Mr. Rom nominated the following:

Seat 4 Kolton Benson

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 614 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 614 voting units were assigned by proxy to Mr. Daniel Rom by the Landowner, Forestar. Mr. Rom is eligible to cast up to 614 votes per Seat.

Mr. Rom cast the following votes:

Seat 4	Kolton Benson	600 votes
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C. Ballot Tabulation and Results

Mr. Rom reported the following ballot tabulation and results:

Seat 4	Kolton Benson	600 votes	4-Year Term
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FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned at 1:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

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 March 20, 2025 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher	Chair
Roger Van Aucker	Assistant Secretary
Kathleen Myers	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Wes Haber (via telephone)	District Counsel
Mark Hills	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 10:39 a.m.

Supervisors Kaercher, Myers and Van Aucker were present. Supervisors Tyree and Benson were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration: Buck Lake
Related Items**

- A. March 21, 2024 Buck Lake Committee Meeting Minutes**
- B. Bio-Tech Consulting Inc., Proposal No. 25-434 for Environmental Services**
- C. Cost Details**

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, March 21, 2024 Buck Lake Committee Meeting Minutes, as presented, Bio-Tech Consulting Inc., Proposal No. 25-434 for Environmental Services, in the amount of \$1,400 per month, and the Cost Details, were approved.

FOURTH ORDER OF BUSINESS**Ratification Items**

- A. Acquisition of Villages at Harmony Phases 2E & 2F Improvements
- B. United Land Services Proposal #152687 March 2025 MP Rotary Nozzle Upgrade
- C. United Land Services Proposal #152688 April 2025 MP Rotary Nozzle Upgrade

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Acquisition of the Villages at Harmony Phases 2E & 2F Improvements and associated documents, United Land Services Proposal #152687 March 2025 MP Rotary Nozzle Upgrade, and United Land Services Proposal #152688 April 2025 MP Rotary Nozzle Upgrade, were ratified.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Ms. Kaercher and seconded by Ms. Myers, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Approval of December 19, 2024 Regular Meeting Minutes**

On MOTION by Ms. Kaercher and seconded by Mr. Benson, with all in favor, the December 19, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Poulos & Bennett, LLC

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

There were no District Counsel, District Engineer or Field Operations Manager reports.

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

- **NEXT MEETING DATE: April 17, 2025 at 10:30 AM**

- **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member noted that some of the Board Member names are not updated on the website.

NINTH ORDER OF BUSINESS

Public Comment

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kaercher and seconded by Van Auken, with all in favor, the meeting adjourned at 10:47 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HARMONY WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 CANCELED	Regular Meeting	10:30 AM
November 5, 2024	Landowners' Meeting	1:00 PM
November 21, 2024	Regular Meeting	10:30 AM
December 19, 2024	Regular Meeting	10:30 AM
January 16, 2025 CANCELED	Regular Meeting	10:30 AM
February 20, 2025 CANCELED	Regular Meeting	10:30 AM
March 20, 2025	Buck Lake Committee Meeting	10:00 AM
March 20, 2025	Regular Meeting	10:30 AM
April 17, 2025	Regular Meeting	10:30 AM
May 15, 2025	Regular Meeting	10:30 AM
July 17, 2025	Regular Meeting	10:30 AM
August 21, 2025	Regular Meeting	10:30 AM
September 18, 2025	Regular Meeting	10:30 AM