

# **HARMONY ON LAKE ELOISE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 9, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

# Harmony on Lake Eloise 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

March 2, 2022

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

Board of Supervisors

Harmony on Lake Eloise Community Development District

Dear Board Members:

The Board of Supervisors of the Harmony on Lake Eloise Community Development District will a Regular Meeting on March 9, 2022, at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments

### GENERAL DISTRICT ITEMS

3. Administration of Oath of Office to Supervisor, Chris Tyree (*the following will be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
4. Consideration of Stormwater Management Needs Analysis Proposal
5. Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
6. Presentation/Consideration of Bond Financing Related Matter
  - A. Engineer's Report
  - B. Master Special Assessment Methodology Report

- C. Resolution 2022-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date
- 7. Acceptance of Unaudited Financial Statements as of January 31, 2022
- 8. Approval of February 9, 2022 Public Hearings and Regular Meeting Minutes
- 9. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*
  - B. District Engineer [Interim]: *Dewberry Engineers, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 13, 2022 at 9:30 A.M.

○ QUORUM CHECK

<b>CHRIS TYREE</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>MARY MOULTON</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>BILL FIFE</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>COURTNEY POTTER</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>
<b>JC NOWOTNY</b>	<input type="checkbox"/>	<b>IN PERSON</b>	<input type="checkbox"/>	<b>PHONE</b>	<input type="checkbox"/>	<b>NO</b>

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2022-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Harmony on Lake Eloise 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 desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:**

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of \_\_\_\_\_, and within the City of Winter Haven, Polk County, Florida.
- 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

REFERENCE NO. 50138736

.....

# HARMONY AT LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S REPORT

MARCH 7, 2022



**SUBMITTED BY**

Dewberry Engineers Inc.  
800 N. Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
Phone: 407.843.5120

**SUBMITTED TO**

Harmony at Lake Eloise CDD  
c/o Ms. Cindy Cerbone  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road #410W  
Boca Raton, Florida 33431  
Phone: 561.571.0010



# Engineer's Report

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## 1. Introduction

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP for the Harmony at Lake Eloise Community Development District (“District”), as well as the first phases of the CIP known as the “2022 Project.”

## 2. General Site Description

The proposed District is located entirely within the City of Winter Haven, Florida, and includes approximately 354.37 acres of land. **Exhibit 1** depicts the general location of the project. The site is generally located west of Lake Eloise, north of Eagle Lake Loop, south of Lake Lulu, and east of US 17 and Snively Elementary School. The CIP also includes offsite improvements located within Polk County.

The metes and bounds sketch and description of the external boundary of the proposed District is set forth in **Exhibit 2**.

## 3. Proposed Capital Improvement Project and 2022 Project

The CIP is intended to provide public infrastructure improvements for the lands within the District, which is planned for 1163 residential units. The 2022 Project, as the first phases of the CIP, will provide public improvements for the first 290 residential units. The proposed site plan for the District and the 2022 Project (Phases 1-2) is attached as **Exhibit 3**, and this plan enumerates the proposed lot count, by type, for the District.

The tables shown below depict the planned product types and land uses in **Table 1** and **Table 2** for the District respectively.

Table 1

Harmony at Lake Eloise Planned Product Types			
PRODUCT TYPE	UNITS FOR 2022 PROJECT (PHASES 1 2)	UNITS FOR FUTURE PROJECTS (PHASES 3 5)	TOTAL UNITS (PHASES 1 5)
20' x 120' LOTS	-	288	288
40' x 137.5' LOTS	28	75	103
40' x 137.5' LOTS (REAR LOAD)	103	51	154
50' x 137.5' LOTS (REAR LOAD)	5	106	111
50' X 120' LOTS	106	239	345
60' X 120' LOTS	48	76	124
80' X 137.5' LOTS	-	38	38
<b>TOTAL</b>	<b>290</b>	<b>873</b>	<b>1163</b>

Table 2

Harmony at Lake Eloise Land Uses	
LAND USE	ACREAGE
Lot Development	168.93
Roads	67.52
Common Areas	60.46
Stormwater Ponds	53.22
Conservation Areas	4.24
<b>TOTAL</b>	<b>354.37</b>

The CIP infrastructure includes:

### 3.1 Roadway Improvements

The CIP includes subdivision roads within the District. Generally, all roadways will be 2-lane undivided roads. Such roads include the roadway asphalt, base and subgrade, roadway curb and gutter, striping and signage, and sidewalks within the right-of-way abutting non-single-family lot lands. Sidewalks abutting lots will be constructed by the homebuilders. Roadways will be designed in accordance with city standards.

Internal roadways may be financed by the District and dedicated to the City of Winter Haven for ownership, operation, and maintenance. Alternatively, the developer may elect to finance and gate the internal roads and convey those roads to a homeowner's association for ownership, operation, and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation, and stormwater improvements behind such gated areas).

### 3.2 Stormwater Management System

The stormwater collection and outfall systems are a combination of roadway curbs, curb inlets, pipe, control structures, and open stormwater ponds both dry and wet designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project discharges to ten retention ponds and additional dry swale areas. The stormwater system will be designed consistent with the criteria established by the SWFWMD and the City of Winter Haven for stormwater and floodplain management systems. It is anticipated that the District will finance, own, operate, and maintain the stormwater systems, with the exception that the city will own, operate, and maintain the inlets and storm sewer pipes within the city's right-of-way.

### 3.3 Water, Wastewater, and Reclaim Utilities

As part of the CIP, the District intends to construct and/or acquire potable water, wastewater and reclaim infrastructure for the development. **Exhibit 4** labels both the offsite connections for water, wastewater, and reclaim for the CIP and the anticipated onsite utilities to be constructed. The on-site water supply improvements include watermains located within the right-of-way for potable water service and fire protection. The pipe diameter is a proposed 8-inch waterline connecting to a proposed 12-inch line within the realigned West Lake Eloise Drive and then tying into an existing 12-inch (offsite) watermain. The locations of the tie-in points are on the north and south ends of the project within the right of way of the existing West Lake Eloise Drive.

The on-site reuse supply improvements include reuse mains located within the right-of-way and used for irrigation. The pipe diameters range from 4-12-inch reuse waterlines including the proposed 12-inch reuse water main on West Lake Eloise Drive. The installation of a new 12-inch reuse main on West Lake Eloise Drive is to be connected into the existing 24-inch reuse line on Eloise Loop Road.

Wastewater improvements for the project will include an onsite 8-inch diameter sanitary sewer gravity collection system that outfalls into a master lift station to be constructed by the City of Winter Haven. The proposed location of the master lift station is at the northwest-west corner of West Lake Eloise Drive and Eloise Loop Road. There will be a Developers Agreement with the city regarding the construction of this master lift station. Two additional lift stations are planned. One is in phase 2 and the other is on the phase line of phases 3 and 4. These lift stations will manifold to a proposed force main that will discharge to the master lift station. An additional force main is proposed for the city within the proposed West Lake Eloise Drive right-of-way.

There is also an iterum condition where a temporary lift station may be constructed to handle the initial flows while the master lift station is being constructed by others.

The water, wastewater, and reclaim collection systems for all phases will be completed by the District and subsequently dedicated to the City of Winter Haven for operation and maintenance with the exception of the master lift station, which is being designed and built by the city.

### **3.4 Hardscape, Landscape, and Irrigation**

The District will construct and/or install landscaping, irrigation, and hardscaping within District common areas and rights-of-way. The irrigation system will consist of irrigation mains, valves, and appurtenances. Hardscaping will include monuments and entry features.

The city has design criteria standards and specifications for planting and irrigation design; therefore, this project will meet and/or exceed the minimum requirements outlined by the city. The on-site enhancements at the common areas are for the general benefit of the community.

All such landscaping, irrigation, and hardscaping will be funded, maintained, and owned by the District. Such infrastructure located within the city rights-of-way are to be owned and maintained by the District pursuant to a right-of-way agreement to be entered into with the city.

### **3.5 Streetlights / Undergrounding of Electrical Utility Lines**

The District intends to lease streetlights through an agreement with Tampa Electric. The District is anticipated to fund the streetlights through an annual operation and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does, however, include the underground of electrical utility conduit lines within right-of-way and utility easements throughout the community. Electrical lines and transformers will be owned by the electric company, Tampa Electric, and not paid for by the District as part of the CIP.

### **3.6 Recreational Amenities**

While not part of the CIP, the developer intends to develop a residential amenity for the project, which would be financed by the developer and owned and maintained by a homeowner's association. The amenities constitute common areas for the exclusive benefit of the residential lot owners within the development.

### **3.7 Environmental Conservation/Mitigation**

There are currently no existing wetlands that will be impacted by the development. In the event that wetlands are impacted, the District will be responsible for the design, permitting, construction, maintenance, and government reporting of the environmental mitigation. These costs are not currently included within the CIP.

### **3.8 Land Acquisition**

As part of the CIP, the District will acquire approximately 354.37 acres of land necessary for development of the CIP. The cost figures were obtained from the Polk County Property Appraiser website and are currently valued at an estimated cost of \$12,795,973.00.

### **3.9 Professional Services**

The CIP also includes various professional services. These include: (i) engineering, surveying, and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **3.10 Offsite Improvements**

As a portion of the CIP, the 2022 Project is a subset of the CIP, and includes all the public infrastructure listed above required for the development of the first 290 residential units. Among other such improvements, the 2022 Project contains the construction of an offsite roundabout, which includes 18-foot pavement lane with Type F, Type RA, and Median Curb, stormwater drainage improvements, stamped concrete islands, landscape island, pedestrian crosswalk, and associated ADA access ramps, striping and pavement markings, and site restoration associated with the utility tie-ins on West Lake Eloise Drive and Eloise Loop Road. Additional offsite improvements may be required through the permit process.

As noted, the District's CIP, which includes the 2022 Project and future projects, functions as a system of improvements benefitting all lands within the District.

The foregoing improvements are required by applicable development approvals.

**TABLE 3** provides a breakdown of the CIP by category and the governing body for the purpose of financing, ownership, and management of each.

Table 3

Harmony at Lake Eloise Ownership and Management		
FACILITY DESCRIPTION	FINANCING ENTITY	OWNERSHIP AND MANAGEMENT ENTITY
Amenity	Developer	HOA
Stormwater Management	CDD	CDD
Utilities (Water, Sewer, Reclaim)	CDD	City
Hardscape/Landscape/Irrigation	CDD	CDD
Undergrounding of Electric Conduit	CDD	Tampa Electric Co.
Environmental Conservation/Mitigation	CDD	CDD
Off-Site Roadway	CDD	County
On-Site Roadways	CDD	City

#### 4. Permitting/Construction Commencement

Necessary permits for the construction of the 2022 Project have either been obtained or are currently being designed and are included in the following TABLE 4 below.

Table 4

Harmony at Lake Eloise 2022 Permit Status	
PERMIT	STATUS
City of Winter Haven - Construction Plans (Phase 1)	Permit Issued
City of Winter Haven - Construction Plans (Phase 2)	In Design
Polk County – Offsite Subdivision Entrance (Phase 1)	Under Review
Southwest Florida Water Management District (SWFWMD) - Environmental Resource Permit (Phase 1)	Permit Issued
Southwest Florida Water Management District (SWFWMD) - Mass Grading (Phase 2-5)	In Design
Florida Department of Environmental Protection (FDEP) – Water (Phase 1)	Under Review
Florida Department of Environmental Protection (FDEP) – Sewer (Phase 1)	Under Review
Florida Department of Environmental Protection (FDEP) - Dryline Force Main (Phase 1)	Under Review

#### 5. Opinion of Probable Construction Costs

**Table 5** shown below presents the Opinion of Probable Cost for the CIP, and the 2022 Project. It is our professional opinion that the costs set forth in **Table 5** are reasonable and consistent with current market pricing.

Table 5

Harmony at Lake Eloise Opinion of Probable Cost for the CIP			
IMPROVEMENT	2022 PROJECT	FUTURE PROJECTS ESTIMATED COST (PHASES 3 5)	TOTAL PROJECT
Stormwater System	\$11,688,000	\$8,190,000	\$19,878,000
Sanitary Sewer	\$1,975,000	\$3,756,250	\$5,731,250
Water Distribution	\$1,135,000	\$2,730,750	\$3,865,750
Reclaim Distribution	\$772,500	\$1,877,625	\$2,650,125
Undergrounding of Electric Conduit	\$870,000	\$2,195,625	\$3,065,625
Landscape/Hardscape/Irrigation	\$650,539	\$1,958,346	\$2,608,885
On-Site Roadways	\$2,580,750	\$4,919,700	\$7,500,450
Off-Site Roadways	\$668,583	\$0	\$668,583
Contingency	\$3,051,056	\$3,844,244	\$6,895,300
Professional Fees	\$278,911	\$1,929,611	\$2,208,522
<b>TOTAL</b>	<b>\$23,670,339</b>	<b>\$31,402,152</b>	<b>\$55,072,491</b>

The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

## 6. Conclusions and Engineer's Certification

The CIP, which includes the 2022 Project and future projects, will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in City of Winter Haven, Florida and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- Improvements comprising the CIP are required by applicable development approvals;
- The CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20 years;
- The assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs, and, more specifically, the 2022 Assessment Area will receive a special benefit from the 2022 Project that is at least equal to such costs; and
- The CIP, which includes the 2022 Project and future projects, will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP improvements will be owned by the District or other governmental units and as such the CIP improvements are intended to be available and will be reasonably available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All the CIP improvements are or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. No private earthwork is included in the

CIP. Accordingly, the earthwork costs include digging any stormwater ponds as well as the placement of fill at the site but does not include the cost of fine grading of any lots.

Please note that the CIP as presented herein is based on current plans and market conditions, which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

---

Nicole P. Stalder, P.E.  
Florida License No. 64720

DRAFT



**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

# HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report

March 9, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (the "Report") was developed to provide a financing plan and a special assessment methodology for the Harmony on Lake Eloise Community Development District (the "District"), located in the City of Winter Haven, Polk County, Florida, as related to funding the costs of public infrastructure improvements via the Capital Improvement Plan (the "Project") contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents the projections for financing the District's Capital Improvement Plan described in the Harmony on Lake Eloise Community Development District Engineer's Report developed by Dewberry Engineers Inc. (the "District Engineer") and dated March 7, 2022 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Project.

### **1.3 Special Benefits and General Benefits**

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

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

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

#### **1.4 Organization of the Report**

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

*Section Three* provides a summary of the Project as determined by the District Engineer.

*Section Four* discusses the financing program for the District.

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

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Harmony on Lake Eloise development, a master planned residential development located the City of Winter Haven, Polk County, Florida. The land within the District consists of approximately 354.37 +/- acres and is generally located west of Lake Eloise, north of Eagle Lake Loop, south of Lake Lulu, and east of US 17 and Snively Elementary School.

#### **2.2 The Development Program**

The development of Harmony on Lake Eloise is anticipated to be conducted by Forestar (USA) Real Estate Group Inc, (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of 1,163 single-family residential dwelling units developed over a multi-year period in two (2) stages within five (5) development phases, although unit numbers, land use types and phasing may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Harmony on Lake Eloise.

### **3.0 The Capital Improvement Plan**

#### **3.1 Overview**

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

#### **3.2 The Project**

The public infrastructure improvements which are part of the Project and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in the District. The Project will consist of a stormwater system, sanitary sewer, water distribution, reclaim distribution, undergrounding of electric conduit, landscape/hardscape/irrigation, on-site roadways and off-site roadways, the costs of which, along with contingencies and professional fees, were estimated by the District Engineer at \$55,072,491. The Project consists of the 2022 Project, which is comprised of the public infrastructure improvements that are necessary for the development of and are intended to primarily serve the first 290 residential dwelling units projected to be developed commencing in 2022 within Phases 1 and 2, and the Future Projects, which are comprised of the remaining public infrastructure improvements that are necessary for the development of and are intended to primarily serve the remaining 873 residential dwelling units projected to be developed beyond 2022 within Phases 3, 4 and 5.

Even though the installation of the Project is currently projected to occur in two (2) or more stages coinciding with the two (2) or more stages of development of land in the District, the public infrastructure improvements that comprise the Project will nevertheless serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Project.

## 4.0 Financing Program

### 4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this Report, the District will most likely acquire completed improvements from the Developer, although the District maintains the complete flexibility to either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$70,265,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Report is to allocate the benefit of the Project to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

### 4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$70,265,000 to finance approximately \$55,072,491 in Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$70,265,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

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

## **5.0 Assessment Methodology**

### **5.1 Overview**

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

### **5.2 Benefit Allocation**

The most current development plan envisions the development of 1,163 single-family residential dwelling units, although unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the Project will serve and provide benefit to all land uses in the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

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



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

The benefit associated with the Project of the District is proposed to be allocated to the different unit types within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the District based on the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

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

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

### **5.3 Assigning Debt**

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in the District. Consequently, the Bond Assessments will be levied on approximately 354.37 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$70,265,000 will be preliminarily levied on approximately 354.37 +/- gross acres at a rate of \$198,281.46 per acre.

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

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

### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

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

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

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

The public infrastructure improvements which are part of the Project make the land in the District developable and saleable and when

implemented jointly as parts of the Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Project by different unit types.

### **5.6 True-Up Mechanism**

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

This mechanism is to be utilized to ensure that the Bond Assessments on a per ERU basis never exceed the initially allocated amounts as contemplated in the adopted assessment methodology. The Bond Assessments per ERU equal \$71,233.78 (\$70,265,000 in Bond Assessments divided by 986.40 ERUs). If any changes occur, the methodology described herein is applied to the land based on the number of and product types within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per ERU for land that remains unplatted within the District remain equal to \$71,233.78, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remain unplatted within the District equal less than \$71,233.78 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessments for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, a result of platting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per ERU for land that remains unplatted within the District equals more than \$71,233.78<sup>1</sup> (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$71,233.78 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the District, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$71,233.78. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

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<sup>1</sup> For example, if the first platting includes 100 SF 50 lots, which equates to a total allocation of \$7,123,377.94 in Bond Assessments, then the remaining unplatted land would be required to absorb 288 SF 20, 103 SF 40, 154 SF 40 Rear Load, 111 SF 50 Rear Load, 245 SF 50, 124 SF 60 and 38 SF 80 lots or \$63,141,622.06 in Bond Assessments. If the remaining unplatted land would only be able to absorb 288 SF 20, 103 SF 40, 154 SF 40 Rear Load, 111 SF 50 Rear Load, 240 SF 50, 124 SF 60 and 38 SF 80 lots or \$62,785,453.16 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$356,168.90 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

## **5.7 Assessment Roll**

The Bond Assessments of \$70,265,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

## **7.0 Appendix**

Table 1

## Harmony on Lake Eloise

### Community Development District

#### Proposed Development Plan

Product Type	Number of Units in Phases 1 and 2	Number of Units in Phases 3, 4 and 5	Total Number of Units
SF 20	0	288	288
SF 40	28	75	103
SF 40 Rear Load	103	51	154
SF 50 Rear Load	5	106	111
SF 50	106	239	345
SF 60	48	76	124
SF 80	0	38	38
<b>Total</b>	<b>290</b>	<b>873</b>	<b>1,163</b>

Table 2

## Harmony on Lake Eloise

### Community Development District

#### Project Costs

Improvement	2022 Project Costs	Future Projects Costs	Total Project Costs
Stormwater System	\$11,688,000	\$8,190,000	\$19,878,000
Sanitary Sewer	\$1,975,000	\$3,756,250	\$5,731,250
Water Distribution	\$1,135,000	\$2,730,750	\$3,865,750
Reclaim Distribution	\$772,500	\$1,877,625	\$2,650,125
Undergrounding of Electric Conduit	\$870,000	\$2,195,625	\$3,065,625
Landscape/Hardscape/Irrigation	\$650,539	\$1,958,346	\$2,608,885
On-Site Roadways	\$2,580,750	\$4,919,700	\$7,500,450
Off-Site Roadways	\$668,583	\$0	\$668,583
Contingency	\$3,051,056	\$3,844,244	\$6,895,300
Professional Fees	\$278,911	\$1,929,611	\$2,208,522
<b>Total</b>	<b>\$23,670,339</b>	<b>\$31,402,152</b>	<b>\$55,072,491</b>

Table 3

## Harmony on Lake Eloise

### Community Development District

#### Preliminary Sources and Uses of Funds

##### Sources

Bond Proceeds:	
Par Amount	\$70,265,000.00
<b>Total Sources</b>	<b>\$70,265,000.00</b>

##### Uses

Project Fund Deposits:	
Project Fund	\$55,072,491.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$5,104,675.77
Capitalized Interest Fund	\$8,431,800.00
Delivery Date Expenses:	
Costs of Issuance	\$1,655,300.00
Rounding	\$733.23
<b>Total Uses</b>	<b>\$70,265,000.00</b>

Table 4

## Harmony on Lake Eloise

### Community Development District

#### Benefit Allocation

Product Type	Total Number of Units	ERU Weight	Total ERU
SF 20	288	0.40	115.20
SF 40	103	0.80	82.40
SF 40 Rear Load	154	0.80	123.20
SF 50 Rear Load	111	1.00	111.00
SF 50	345	1.00	345.00
SF 60	124	1.20	148.80
SF 80	38	1.60	60.80
<b>Total</b>	<b>1,163</b>		<b>986.40</b>

Table 5

## Harmony on Lake Eloise

### Community Development District

#### Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Maximum Total Bond Assessments Apportionment	Maximum Bond Assessments Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds	Maximum Annual Bond Assessments Payment**
SF 20	288	\$6,431,823.77	\$8,206,131.39	\$28,493.51	\$2,070.02	\$2,225.83
SF 40	103	\$4,600,540.61	\$5,869,663.42	\$56,987.02	\$4,140.05	\$4,451.66
SF 40 Rear Load	154	\$6,878,478.19	\$8,776,001.62	\$56,987.02	\$4,140.05	\$4,451.66
SF 50 Rear Load	111	\$6,197,330.19	\$7,906,949.51	\$71,233.78	\$5,175.06	\$5,564.58
SF 50	345	\$19,261,972.22	\$24,575,653.89	\$71,233.78	\$5,175.06	\$5,564.58
SF 60	124	\$8,307,772.36	\$10,599,586.37	\$85,480.54	\$6,210.07	\$6,677.49
SF 80	38	\$3,394,573.65	\$4,331,013.79	\$113,974.05	\$8,280.09	\$8,903.32
<b>Total</b>	<b>1,163</b>	<b>\$55,072,491.00</b>	<b>\$70,265,000.00</b>			

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county cost of collection at 3% (subject to change) plus early payment discount allowance at 4% (subject to change)

## EXHIBIT "A"

A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 29 EAST, RANGE 26 EAST, ALSO A PORTION OF GOVERNMENT LOTS 1 AND 2, ALSO A PORTION OF LOTS 4, 5 AND 8, LAKE ELOISE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 57 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO ALL OF LOTS 1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 14, 15 AND 16 OF SAID LAKE ELOISE SUBDIVISION, ALSO A PORTION OF LOTS 66, 67, 89 AND 90, WAHNETA FARMS SUBDIVISION; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 82A-82B OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N89°49'14"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 397.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE N89°49'14"E, A DISTANCE OF 2223.24 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE WEST LAKE ELOISE DRIVE (VARIABLE WIDTH) PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 2, PAGES 306-308; THENCE S79°50'39"E, A DISTANCE OF 55.89 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY OF SAID WEST LAKE ELOISE DRIVE; THENCE N89°59'46"E ALONG THE CENTERLINE OF A 20 FOOT WIDE PLATTED RIGHT OF WAY, SAID RIGHT OF WAY CLOSED PER OFFICIAL RECORDS BOOK 2009, PAGE 2057, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 999.70 FEET; THENCE DEPARTING SAID CENTERLINE RUN S00°09'14"E, A DISTANCE OF 331.74 FEET TO A POINT ON THE NORTH MAINTAINED RIGHT OF WAY LINE OF LAKE ELOISE TERRACE (50 FOOT COUNTY MAINTAINED RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN S52°49'08"E, A DISTANCE OF 82.71 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF SAID LAKE ELOISE TERRACE; THENCE S00°06'02"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 840.93 FEET; THENCE DEPARTING SAID WEST MAINTAINED RIGHT OF WAY LINE, RUN S89°51'16"E, A DISTANCE OF 281.30 FEET TO A POINT ON THE WESTERLY SAFE UPLAND LINE FOR LAKE ELOISE AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAVING AN ELEVATION OF 130.63 FEET (NORTH AMERICAN VERTICAL DATUM 1988); THENCE RUN ALONG SAID SAFE UPLAND LINE THE FOLLOWING TWENTY-EIGHT (28) COURSES: THENCE S22°14'00"E, A DISTANCE OF 64.35 FEET; THENCE S18°36'00"E, A DISTANCE OF 56.77 FEET; THENCE S11°08'18"E, A DISTANCE OF 195.28 FEET; THENCE S22°12'00"E, A DISTANCE OF 140.69 FEET; THENCE S06°04'58"W, A DISTANCE OF 68.55 FEET; THENCE S12°59'04"E, A DISTANCE OF 87.92 FEET; THENCE S19°38'28"E, A DISTANCE OF 200.47 FEET; THENCE S24°30'06"W, A DISTANCE OF 31.92 FEET; THENCE S09°25'30"W, A DISTANCE OF 23.96 FEET; THENCE S15°26'58"E, A DISTANCE OF 28.49 FEET; THENCE S17°34'46"W, A DISTANCE OF 94.77 FEET; THENCE S04°28'35"E, A DISTANCE OF 106.45 FEET; THENCE S05°11'23"W, A DISTANCE OF 92.74 FEET; THENCE S13°32'44"E, A DISTANCE OF 218.51 FEET; THENCE S22°56'23"E, A DISTANCE OF 97.49 FEET; THENCE S01°23'23"E, A DISTANCE OF 103.05 FEET; THENCE S14°23'06"E, A DISTANCE OF 109.59 FEET; THENCE S63°09'22"E, A DISTANCE OF 129.33 FEET; THENCE S03°55'45"E, A DISTANCE OF 15.02 FEET; THENCE S75°42'48"W, A DISTANCE OF 111.94 FEET; THENCE S38°15'31"W, A DISTANCE OF 40.47 FEET; THENCE S76°30'31"E, A DISTANCE OF 21.17 FEET; THENCE N80°39'55"E, A DISTANCE OF 57.26 FEET; THENCE S85°35'56"E, A DISTANCE OF 82.27 FEET; THENCE S26°12'43"E, A DISTANCE OF 111.31 FEET; THENCE S08°45'08"E, A DISTANCE OF 121.69 FEET; THENCE S12°24'10"W, A DISTANCE OF 50.19 FEET TO A POINT ON THE NORTH LINE OF VALHALLA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S89°47'32"W ALONG SAID NORTH LINE, A DISTANCE OF 1887.21 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE (VARIABLE WIDTH RIGHT OF WAY) PER POLK COUNTY MAINTAINED RIGHT OF WAY MAP BOOK 2, PAGES 306-308; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: THENCE S00°02'24"W, A DISTANCE OF 7.04 FEET; THENCE S00°09'38"E, A DISTANCE OF 200.00 FEET; THENCE S00°19'36"W, A DISTANCE OF 200.01 FEET; THENCE S00°06'11"E, A DISTANCE OF 200.00 FEET; THENCE S00°50'03"E, A DISTANCE OF 55.70 FEET; THENCE S00°49'57"E, A DISTANCE OF 49.96 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N89°47'55"E ALONG THE SOUTH LINE OF HIDDEN OAKS LANE (50 FOOT RIGHT OF WAY) PER HIDDEN OAKS OF LAKE ELOISE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 34-35, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA AND ITS WESTERLY EXTENSION, A DISTANCE OF 702.96 FEET TO A POINT ON THE WEST LINE OF SAID HIDDEN OAKS OF LAKE ELOISE; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: S00°29'47"E, A DISTANCE OF 1137.97 FEET;



THENCE S52°48'47"E, A DISTANCE OF 34.79 FEET TO THE NORTHWEST CORNER OF LOT 37, GAINES COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA ; THENCE RUN ALONG THE NORTHWEST LINE OF SAID GAINES COVE THE FOLLOWING FOUR (4) COURSES: S55°32'25"W, A DISTANCE OF 63.17 FEET; THENCE S37°10'28"W, A DISTANCE OF 203.96 FEET; THENCE N52°55'12"W, A DISTANCE OF 180.00 FEET; THENCE S37°10'26"W, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF ELOISE LOOP ROAD; THENCE N52°51'29"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 297.11 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE AFORESAID WEST LAKE ELOISE DRIVE; THENCE S74°06'15"W, A DISTANCE OF 56.79 FEET; THENCE N89°58'58"W, A DISTANCE OF 281.87 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CSX RAILROAD (100 FOOT RIGHT OF WAY) PER VALUATION MAP V03209 & V0321 (V.5-FLA, L-27, 16 & 16B); THENCE N36°58'21"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3856.43 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF CROTON ROAD (VARIABLE RIGHT OF WAY WIDTH) PER MAP BOOK 14, PAGE 26 & 27) OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY MAINTAINED RIGHT WAY LINE THE FOLLOWING SEVEN (7) COURSES: N00°08'53"W, A DISTANCE OF 37.70 FEET; THENCE S89°52'45"E, A DISTANCE OF 20.16 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 169°25'56", A CHORD BEARING OF N05°24'17"E AND A CHORD DISTANCE OF 119.49 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 68°00'33", A CHORD BEARING OF N45°18'24"W AND A CHORD DISTANCE OF 44.74 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.48 FEET TO THE END OF SAID CURVE; THENCE N00°09'09"W, A DISTANCE OF 189.88 FEET; THENCE N16°46'45"W, A DISTANCE OF 73.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N00°10'44"W ALONG SAID WEST LINE, A DISTANCE OF 448.91 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SHELL ROAD (VARIABLE WIDTH RIGHT OF WAY) PER DEED BOOK 949, PAGE 327, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES: N41°06'03"E, A DISTANCE OF 40.45 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1944.86 FEET, A CENTRAL ANGLE OF 00°33'00", A CHORD BEARING OF N40°49'33"E AND A CHORD DISTANCE OF 18.67 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.67 FEET TO THE POINT OF TANGENCY; THENCE N39°57'07"E, A DISTANCE OF 406.17 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 255.37 FEET, A CENTRAL ANGLE OF 62°00'00", A CHORD BEARING OF N08°57'07"E AND A CHORD DISTANCE OF 263.05 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 276.34 FEET TO THE POINT OF TANGENCY; THENCE N22°02'53"W, A DISTANCE OF 50.39 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 783.51 FEET, A CENTRAL ANGLE OF 16°40'00", A CHORD BEARING OF N13°42'53"W AND A CHORD DISTANCE OF 227.11 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 227.91 FEET TO THE POINT OF TANGENCY; THENCE N05°22'53"W, A DISTANCE OF 197.64 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 185.37 FEET, A CENTRAL ANGLE OF 65°57'23", A CHORD BEARING OF N27°35'49"E AND A CHORD DISTANCE OF 201.80 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 213.39 FEET TO THE POINT OF TANGENCY; THENCE N60°34'30"E, A DISTANCE OF 58.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 15,436,272 SQUARE FEET OR 354.37 ACRES, MORE OR LESS.

**HARMONY ON LAKE**  
**ELOISE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6C**

## RESOLUTION 2022-25

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Harmony on Lake Eloise Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("**Project**") for all lands within the District ("**Assessment Area**"), as described in the *Engineer's Report*, dated March 7, 2022, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("**Assessments**") on the Assessment Area, using the methodology set forth in that *Master Special Assessment Methodology Report*, dated March 9, 2022, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**");

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:**

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

- A. The total estimated cost of the Project is \$55,072,491 (“**Estimated Cost**”).
- B. The Assessments will defray approximately \$70,265,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$5,104,675 per year, again as set forth in **Exhibit B**.
- C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. 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.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the Assessment Area, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Assessment Area), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of

benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.**

Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**NOTICE OF PUBLIC HEARINGS**

---

DATE:	_____ , _____ , 20__
TIME:	_____
LOCATION:	_____
	_____

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**9. PUBLICATION OF RESOLUTION.**

Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

**10. CONFLICTS.**

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

**11. SEVERABILITY.**

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

**12. EFFECTIVE DATE.**

This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of March, 2022.

ATTEST:

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     *Engineer's Report*, dated March 7, 2022

**Exhibit B:**     *Master Special Assessment Methodology Report*, dated March 9, 2022

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2022**



**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2022**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Due from Landowner	\$ 11,374	\$ 699	\$ 12,073
Total assets	<u>\$ 11,374</u>	<u>\$ 699</u>	<u>\$ 12,073</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 5,374	\$ 699	\$ 6,073
Due to Landowner	-	699	699
Landowner advance	6,000	-	6,000
Total liabilities	<u>11,374</u>	<u>1,398</u>	<u>12,772</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	5,374	-	5,374
Total deferred inflows of resources	<u>5,374</u>	<u>-</u>	<u>5,374</u>
Fund balances:			
Restricted for:			
Debt service	-	(699)	(699)
Unassigned	(5,374)	-	(5,374)
Total fund balances	<u>(5,374)</u>	<u>(699)</u>	<u>(6,073)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 11,374</u>	<u>\$ 699</u>	<u>\$ 12,073</u>

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 75,265	0%
Total revenues	<u>-</u>	<u>-</u>	<u>75,265</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	2,000	4,000	32,000	13%
Legal	1,234	1,234	25,000	5%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	500	0%
Telephone	20	40	200	20%
Postage	-	-	500	0%
Printing & binding	50	100	500	20%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,304</u>	<u>5,374</u>	<u>75,265</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(3,304)	(5,374)	-	
Fund balances - beginning	(2,070)	-	-	
Fund balances - ending	<u>\$ (5,374)</u>	<u>\$ (5,374)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	699	699
Total debt service	699	699
 Excess/(deficiency) of revenues over/(under) expenditures	(699)	(699)
 Fund balances - beginning	-	-
Fund balances - ending	\$ (699)	\$ (699)

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**MINUTES OF MEETING  
HARMONY ON LAKE ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Harmony on Lake Eloise Community Development District held Multiple Public Hearings and a Regular Meeting on February 9, 2022, at 9:30 A.M., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808

**Present at the meeting were:**

William (Bill) Fife	Chair
Mary Moulton	Vice Chair
Courtney Potter	Assistant Secretary
John (JC) Nowotny	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Nicole Stadler (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 9:58 a.m. Supervisors Fife, Moulton, Potter and Nowotny were present in person. Supervisor Tyree was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisor, Chris Tyree *(the following will be provided in a separate package)***

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

39 **B. Membership, Obligations and Responsibilities**

40 **C. Chapter 190, Florida Statutes**

41 **D. Financial Disclosure Forms**

42 **I. Form 1: Statement of Financial Interests**

43 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

44 **III. Form 1F: Final Statement of Financial Interests**

45 **E. Form 8B: Memorandum of Voting Conflict**

46 Ms. Cerbone would coordinate with Mr. Tyree to have the Oath of Office administered  
47 in advance of the next meeting or at the next meeting.

48 This order of business was deferred to the next meeting.

49 Ms. Cerbone and Mr. Earlywine discussed having all Landowner and Developer-affiliated  
50 Supervisors who sit on the Board execute Form 8B, the Memorandum of Voting Conflict.  
51 Although the Florida statutes are very clear and there is no conflict, this was being suggested in  
52 an abundance of caution. Mr. Earlywine referred to the Attorney General’s Opinion that  
53 suggested those accepting a Landowner-elected or appointed seat on a CDD Board declare they  
54 have a continued conflict.

55 Ms. Cerbone distributed Form 8B, provided by Mr. Earlywine, which included official  
56 language. Mr. Earlywine recommended that the Supervisors list all the CDD Boards on which  
57 they serve on one Form 8B and attach it to the meeting minutes of the meeting at which they  
58 take office and that the original be kept with the District Manager. Ms. Cerbone stated she  
59 would share this process with District Management Staff to ensure it is implemented for every  
60 CDD with Landowner-elected or appointed Board Members.

61

62 **FOURTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or**

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71 Shall Be Subject to the Levy of District Non-Ad  
72 Valorem Assessments; Providing for Severability;  
73 Providing for Conflict and Providing for an  
74 Effective Date  
75

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

77 The affidavit of publication was included for informational purposes.

78 **B. Consideration of Resolution 2022-27, Expressing its Intent to Utilize the Uniform  
79 Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which  
80 May Be Levied by the Harmony on Lake Eloise Community Development District in  
81 Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause;  
82 and Providing an Effective Date**

83

84 **On MOTION by Ms. Potter and seconded by Mr. Fife, with all in favor, the  
85 Public Hearing was opened.**

86

87

88 No members of the public spoke.

89

90 **On MOTION by Ms. Potter and seconded by Mr. Fife, with all in favor, the  
91 Public Hearing was closed.**

92

93

94 Ms. Cerbone presented Resolution 2022-27 and read the title.

95

96 **On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor,  
97 Resolution 2022-27, Expressing its Intent to Utilize the Uniform Method of  
98 Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be  
99 Levied by the Harmony on Lake Eloise Community Development District in  
100 Accordance with Section 197.3632, Florida Statutes; Providing a Severability  
101 Clause; and Providing an Effective Date, was adopted.**

102

103

104 **FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

105

106

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

108 The affidavit of publication was included for informational purposes.

109 **B. Consideration of Resolution 2022-28, Relating to the Annual Appropriations and**  
110 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending**  
111 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
112 **Date**

113 Ms. Cerbone presented the proposed Fiscal Year 2022 budget, which was the same as  
114 the version approved at the last meeting. The CDD’s expenses will be Landowner-funded.

116 **On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, the**  
117 **Public Hearing was opened.**

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119  
120 No members of the public spoke.

122 **On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, the**  
123 **Public Hearing was closed.**

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125  
126 Ms. Cerbone presented Resolution 2022-28.

128 **On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor,**  
129 **Resolution 2022-28, Relating to the Annual Appropriations and Adopting the**  
130 **Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September**  
131 **30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,**  
132 **was adopted.**

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134  
135 Mr. Earlywine asked if the Budget Funding Agreement was executed. Ms. Cerbone  
136 replied affirmatively; it was presented when the proposed budget was presented.

137  
138 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments**  
**and Objections to the Adoption of the**  
**Rules of Procedure, Pursuant to Sections**  
**120.54 and 190.035, Florida Statutes**



143 **A. Affidavits of Publication**

144 The affidavit of publication was included for informational purposes.

145 **B. Consideration of Resolution 2022-29, Adopting Rules of Procedure; Providing a**  
146 **Severability Clause; and Providing an Effective**

147 Ms. Cerbone stated that the Rules of Procedure set forth how the CDD is to govern  
148 various activities.

149

150 **On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the**  
151 **Public Hearing was opened.**

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154 No members of the public spoke.

155

156 **On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, the**  
157 **Public Hearing was closed.**

158

159

160 Ms. Cerbone presented Resolution 2022-29.

161

162 **On MOTION by Ms. Potter and seconded by Mr. Fife, with all in favor,**  
163 **Resolution 2022-29, Adopting Rules of Procedure; Providing a Severability**  
164 **Clause; and Providing an Effective, was adopted.**

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167 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-30,**  
**Granting the Chair and Vice Chair the**  
**Authority to Execute Real and Personal**  
**Property Conveyance and Dedication**  
**Documents, Plats and Other Documents**  
**Related to the Development of the**  
**District’s Improvements; Approving the**  
**Scope and Terms of Such Authorization;**  
**Providing a Severability Clause; and**  
**Providing an Effective Date**

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178 Ms. Cerbone stated, for the record, that three consecutive meetings were scheduled for

179 today; the Fox Branch Ranch CDD which already adjourned, the Harmony on Lake Eloise CDD,

180 which is in progress, and the Hawthorne Mill North CDD, which will follow this meeting. She  
181 noted that certain agenda items and topic are the same for each CDD and all were discussed in  
182 detail at today’s Fox Branch Ranch CDD meeting.

183 Ms. Cerbone presented Resolution 2022-30. The content of this Resolution is the same  
184 for all three CDDs, and it was described in detail to the same Board Members, who were also in  
185 attendance at the Fox Branch Ranch CDD meeting.

186

**On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, Resolution 2022-30, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

193

194

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-31, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

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202 Ms. Cerbone presented Resolution 2022-31. This topic was discussed in detail at the  
203 Fox Branch Ranch CDD meeting at which the Board Members were present.

204

**On MOTION by Ms. Potter and seconded by Mr. Nowotny, with all in favor, Resolution 2022-31, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

211

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216 This item was deferred to the next meeting.

217

218 **TENTH ORDER OF BUSINESS** **Update: Bond Financing**

219

220 Mr. Earlywine presented the following timelines:

221 ➤ The bond validation hearing is scheduled for June 2022.

222 ➤ The assessment process should commence in order to be ready for presentation at the  
223 March meeting and everything should be finalized for presentation at a public hearing in April.

224 ➤ These timelines would allow the Assistant State Attorney sufficient time to review the  
225 Report and submit potential comments.

226 ➤ The bonds are not expected to be issued until the Third Quarter of 2022, in September,  
227 which is earlier than for the Fox Branch Ranch CDD.

228 ➤ The Engineer’s Report is in progress.

229

230 **ELEVENTH ORDER OF BUSINESS** **Update: Stormwater Management Needs**  
231 **Analysis Proposal**

232

233 Ms. Stadler will provide an update at the next meeting.

234

235 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
236 **Statements as of December 31, 2021**

237

238 Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2021.

239 She noted that the CDD is Landowner-funded, meaning funding requests will be submitted and  
240 expenses will be paid only when incurred.

241

242 **On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor,**  
243 **Unaudited Financial Statements as of December 31, 2021, were accepted.**

244

245

246 **THIRTEENTH ORDER OF BUSINESS** **Approval of Minutes**

247

248 Ms. Cerbone presented the following:

249 **A. December 8, 2021 Landowners’ Meeting**

250 **B. December 8, 2021 Organizational Meeting**

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On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, the December 8, 2021 Landowners’ Meeting and the December 8, 2021 Organizational Meeting Minutes, as presented, were approved.

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**FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

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

There was no report.

**B. District Engineer (Interim): *Dewberry Engineers, Inc.***

There was no report.

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

- **NEXT MEETING DATE: March 9, 2022 at 9:30 A.M.**

- **QUORUM CHECK**

The next meeting would be held on March 9, 2022.

Ms. Cerbone state that, in addition to the bond financing agenda items, the responses to the Request for Qualifications (RFQ) for District Engineer Services and the Request for Proposals (RFP) for Audit Services will be presented at the next meeting, with the expectation of awarding the contracts.

**FIFTEENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests

**SIXTEENTH ORDER OF BUSINESS** **Public Comments**

There were no public comments.

**SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fife and seconded by Ms. Potter, with all in favor, the meeting adjourned at 10:14 a.m.

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291 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**HARMONY ON LAKE  
ELOISE  
COMMUNITY DEVELOPMENT DISTRICT**

**9C**

**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Ramada by Wyndham Davenport Orlando South, 43824 Highway 27  
Davenport, Florida 33837-6808*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>February 9, 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>
<b>March 9, 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>
<b>April 13, 2022</b>	<b>Regular Meeting</b> <i>(presentation of FY2023 proposed budget)</i>	<b>9:30 AM*</b>
<b>May 11 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>
<b>June 8, 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>
<b>July 13, 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>
<b>August 10, 2022</b>	<b>Public Hearing and Regular Meeting</b> <i>(adoption of FY2023 budget)</i>	<b>9:30 AM*</b>
<b>September 14, 2022</b>	<b>Regular Meeting</b>	<b>9:30 AM*</b>

*\* Meetings will convene immediately following the adjournment of the Fox Branch Ranch CDD meetings, scheduled to commence at 9:30 a.m., respectively.*

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**