

HARMONY ON LAKE ELOISE

**COMMUNITY DEVELOPMENT
DISTRICT**

September 13, 2023

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

September 6, 2023

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 hold Public Hearings and a Regular Meeting on September 13, 2023 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
3. Consideration of Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2024*
 - Administration of Oath of Office to Appointed Supervisor (*the following to 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 Resolution 2023-06, Designating Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2023-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-12, Providing for Funding for the Fiscal Year 2023/2024 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.
- 7. Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
- 8. Acceptance of Unaudited Financial Statements as of July 31, 2023
- 9. Approval of August 9, 2023 Public Hearings and Regular Meeting Minutes
- 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Dewberry Engineers, Inc.*
 - C. Field Operations: *Leland Management, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 11, 2023 at 9:30 AM, *immediately following the adjournment of the Fox Branch Ranch CDD meeting, scheduled to commence at 9:30 AM*

○ QUORUM CHECK

SEAT 1	CHRIS TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	BILL FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JC NOWOTNY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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 Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Andrew Kantarzi is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

5A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Harmony On Lake Eloise Cdd
Harmony On Lake Eloise Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:


08/25/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/25/2023



Legal Clerk



Notary, State of WI, County of Brown
3/17/27

My commission expires

Publication Cost: \$344.88
Order No: 9168859 # of Copies: 1
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KAITLYN FELTY
Notary Public
State of Wisconsin

HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Harmony on Lake Eloise Community Development District ("District") will hold a public hearing on September 13, 2023 at 9:30 a.m., at Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
8/25/23 9168859

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

5B

RESOLUTION 2023-11

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Harmony on Lake Eloise Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Harmony on Lake Eloise Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 13TH DAY OF SEPTEMBER, 2023.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
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**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					\$ 129,350
Allowable discounts (4%)					(5,174)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	\$ -	124,176
Landowner contribution	208,978	24,270	193,902	218,172	86,170
Total revenues	<u>208,978</u>	<u>24,270</u>	<u>193,902</u>	<u>218,172</u>	<u>210,346</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	10,000	38,000	48,000	48,000
Legal	25,000	1,169	23,831	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	201	1,799	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	-	-	-	1,294
Tax collector	-	-	-	-	2,587
Total professional & administrative	<u>98,540</u>	<u>17,541</u>	<u>80,499</u>	<u>98,040</u>	<u>102,421</u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
EXPENDITURES					
Field operations and maintenance					
Field operations manager	4,500	-	4,500	4,500	6,000
Landscaping contract labor	33,750	-	33,750	33,750	30,000
Insurance: property	3,750	-	3,750	3,750	4,125
Porter services	4,500	-	4,500	4,500	6,000
Backflow prevention test	113	-	113	113	300
Irrigation maintenance/repair	2,250	-	2,250	2,250	4,000
Plants, shrubs & mulch	7,500	-	7,500	7,500	7,500
Annuals	7,500	-	7,500	7,500	10,000
Tree trimming	1,500	-	1,500	1,500	2,000
Signage	750	-	750	750	7,000
General maintenance	3,000	370	2,630	3,000	4,000
Fence/wall repair	1,125	-	1,125	1,125	4,000
Aquatic control - ponds	4,500	-	4,500	4,500	6,000
Fountain electric	4,500	-	4,500	4,500	-
Fountain maintenance	1,500	-	1,500	1,500	-
Electric:					
Irrigation	1,800	-	1,800	1,800	3,000
Street lights	18,000	-	18,000	18,000	-
Entrance signs	900	-	900	900	2,000
Water- irrigation	9,000	-	9,000	9,000	12,000
Total field operations	110,438	370	110,068	110,438	107,925
Total expenditures	208,978	17,911	190,567	208,478	210,346
Excess/(deficiency) of revenues over/(under) expenditures	-	6,359	3,335	9,694	-
Fund balance - beginning (unaudited)	-	(9,694)	(3,335)	(9,694)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(3,335)	-	-	-
Fund balance - ending	\$ -	\$ (3,335)	\$ -	\$ -	\$ -

* 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
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser	1,294
Tax collector	2,587

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations and maintenance

Field operations manager	6,000
Landscaping contract labor	30,000
Insurance: property	4,125
Porter services	6,000
Backflow prevention test	300
Irrigation maintenance/repair	4,000
Plants, shrubs & mulch	7,500
Annuals	10,000
Tree trimming	2,000
Signage	7,000
Includes entrance signage along with fountain within entrance signs	
General maintenance	4,000
Fence/wall repair	4,000
Aquatic control - ponds	6,000
Fountain electric	-
Electric:	
Irrigation	3,000
Street lights	-
Entrance signs	2,000
Water- irrigation	12,000
Total expenditures	<u><u>\$210,346</u></u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 192,728
Allowable discounts (4%)	-				(7,709)
Assessment levy: net	-	\$ -	\$ -	\$ -	185,019
Interest	-	-	-	-	-
Total revenues	-	-	-	-	185,019
EXPENDITURES					
Debt service					
Principal	-	-	-	-	40,000
Interest	-	-	-	-	131,402
Total debt service	-	-	-	-	171,402
Other fees & charges					
Costs of issuance	-	-	151,995	151,995	-
Underwriter's discount	-	-	36,057	36,057	-
Property appraiser	-	-	-	-	1,927
Tax collector	-	-	-	-	3,855
Total other fees & charges	-	-	188,052	188,052	5,782
Total expenditures	-	-	188,052	188,052	177,184
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(188,052)	(188,052)	7,835
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	364,892	364,892	-
Original issue discount	-	-	(24,576)	(24,576)	-
Total other financing sources/(uses)	-	-	340,316	340,316	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	152,264	152,264	7,835
Beginning fund balance (unaudited)	-	-	-	-	152,264
Ending fund balance (projected)	\$ -	\$ -	\$ 152,264	\$ 152,264	160,099
Use of fund balance:					
Debt service reserve account balance (required)					(89,619)
Interest expense - November 1, 2024					(67,887)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 2,593</u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/17/23				-	2,665,000.00
11/01/23			62,645.15	62,645.15	2,665,000.00
05/01/24	40,000.00	4.350%	68,756.88	108,756.88	2,625,000.00
11/01/24			67,886.88	67,886.88	2,625,000.00
05/01/25	40,000.00	4.350%	67,886.88	107,886.88	2,585,000.00
11/01/25			67,016.88	67,016.88	2,585,000.00
05/01/26	45,000.00	4.350%	67,016.88	112,016.88	2,540,000.00
11/01/26			66,038.13	66,038.13	2,540,000.00
05/01/27	45,000.00	4.350%	66,038.13	111,038.13	2,495,000.00
11/01/27			65,059.38	65,059.38	2,495,000.00
05/01/28	50,000.00	4.350%	65,059.38	115,059.38	2,445,000.00
11/01/28			63,971.88	63,971.88	2,445,000.00
05/01/29	50,000.00	4.350%	63,971.88	113,971.88	2,395,000.00
11/01/29			62,884.38	62,884.38	2,395,000.00
05/01/30	50,000.00	4.350%	62,884.38	112,884.38	2,345,000.00
11/01/30			61,796.88	61,796.88	2,345,000.00
05/01/31	55,000.00	5.125%	61,796.88	116,796.88	2,290,000.00
11/01/31			60,387.50	60,387.50	2,290,000.00
05/01/32	60,000.00	5.125%	60,387.50	120,387.50	2,230,000.00
11/01/32			58,850.00	58,850.00	2,230,000.00
05/01/33	60,000.00	5.125%	58,850.00	118,850.00	2,170,000.00
11/01/33			57,312.50	57,312.50	2,170,000.00
05/01/34	65,000.00	5.125%	57,312.50	122,312.50	2,105,000.00
11/01/34			55,646.88	55,646.88	2,105,000.00
05/01/35	65,000.00	5.125%	55,646.88	120,646.88	2,040,000.00
11/01/35			53,981.25	53,981.25	2,040,000.00
05/01/36	70,000.00	5.125%	53,981.25	123,981.25	1,970,000.00
11/01/36			52,187.50	52,187.50	1,970,000.00
05/01/37	75,000.00	5.125%	52,187.50	127,187.50	1,895,000.00
11/01/37			50,265.63	50,265.63	1,895,000.00
05/01/38	80,000.00	5.125%	50,265.63	130,265.63	1,815,000.00
11/01/38			48,215.63	48,215.63	1,815,000.00
05/01/39	80,000.00	5.125%	48,215.63	128,215.63	1,735,000.00
11/01/39			46,165.63	46,165.63	1,735,000.00
05/01/40	85,000.00	5.125%	46,165.63	131,165.63	1,650,000.00
11/01/40			43,987.50	43,987.50	1,650,000.00
05/01/41	90,000.00	5.125%	43,987.50	133,987.50	1,560,000.00
11/01/41			41,681.25	41,681.25	1,560,000.00
05/01/42	95,000.00	5.125%	41,681.25	136,681.25	1,465,000.00
11/01/42			39,246.88	39,246.88	1,465,000.00
05/01/43	100,000.00	5.125%	39,246.88	139,246.88	1,365,000.00
11/01/43			36,684.38	36,684.38	1,365,000.00
05/01/44	105,000.00	5.375%	36,684.38	141,684.38	1,260,000.00
11/01/44			33,862.50	33,862.50	1,260,000.00
05/01/45	110,000.00	5.375%	33,862.50	143,862.50	1,150,000.00
11/01/45			30,906.25	30,906.25	1,150,000.00
05/01/46	120,000.00	5.375%	30,906.25	150,906.25	1,030,000.00
11/01/46			27,681.25	27,681.25	1,030,000.00
05/01/47	125,000.00	5.375%	27,681.25	152,681.25	905,000.00

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			24,321.88	24,321.88	905,000.00
05/01/48	130,000.00	5.375%	24,321.88	154,321.88	775,000.00
11/01/48			20,828.13	20,828.13	775,000.00
05/01/49	140,000.00	5.375%	20,828.13	160,828.13	635,000.00
11/01/49			17,065.63	17,065.63	635,000.00
05/01/50	145,000.00	5.375%	17,065.63	162,065.63	490,000.00
11/01/50			13,168.75	13,168.75	490,000.00
05/01/51	155,000.00	5.375%	13,168.75	168,168.75	335,000.00
11/01/51			9,003.13	9,003.13	335,000.00
05/01/52	165,000.00	5.375%	9,003.13	174,003.13	170,000.00
11/01/52			4,568.75	4,568.75	170,000.00
05/01/53	170,000.00	5.375%	4,568.75	174,568.75	-
Total	2,665,000.00		2,692,748.28	5,357,748.28	

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF 20	-	\$ 885.96	\$ -	\$ 885.96	n/a
SF 40	48	885.96	1,181.07	2,067.02	n/a
SF 50	70	885.96	1,342.12	2,228.08	n/a
SF 60	28	885.96	1,503.17	2,389.13	n/a
SF 80	-	885.96	-	885.96	n/a
Total	146				

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

6A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Harmony On Lake Eloise Cdd
Harmony On Lake Eloise Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

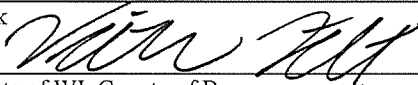
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

08/18/2023

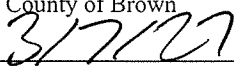
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/18/2023

Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$1382.48

Order No: 9172112

of Copies:

Customer No: 532529

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Harmony on Lake Eloise Community Development District ("District") will hold the following two public hearings and a regular meeting on September 13, 2023 at 9:30 a.m., at Ramada by Wyndham Davenport Orlando South 43824 Highway 27, Davenport, Florida 33837-6808.

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
SF Lot	1,017	\$232.03

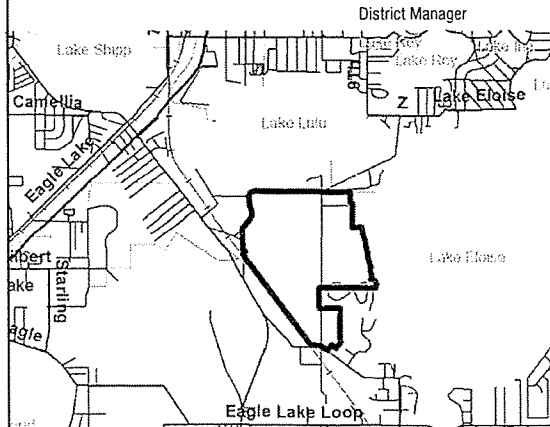
(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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



HARMONY ON LAKE

ELOISE

COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Harmony on Lake Eloise Community Development District. ("District")
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 11, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

J. Reuther

By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 11th day of August 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC

Andrew Kantarzhi

Print Name: Andrew Kantarzhi

Notary Public, State of Florida

Commission No.: HH249949

My Commission Expires: 04/06/2026

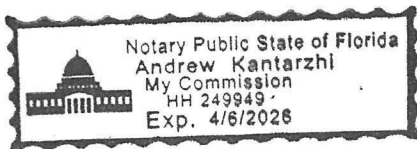


EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

Exhibit A

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

THIS IS NOT A BILL – DO NOT PAY

August 11, 2023

VIA FIRST CLASS MAIL

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

PARCEL ID: *See Exhibit B.*

PRODUCT TYPE: 146 residential units and 321.99 acres of unplatted land.

RE: Harmony on Lake Eloise Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Harmony on Lake Eloise Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **September 13, 2023 at 9:30 a.m. at Ramada by Wyndham Davenport Orlando South 43824 Highway 27, Davenport, Florida 33837-6808**. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per unit basis, with platted lots paying a full share of the overall budget and unplatted planned lots paying an equal share of the administrative portion of the budget. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Residential Unit	146	\$1,256.17
Unplatted Lands	321.99	\$297.83

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

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$279,299.18** in gross revenue.

EXHIBIT B**Parcel List**

262909687048000010	262909687048000480	262909687048000950	262909687048001420
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262909687048000030	262909687048000500	262909687048000970	262909687048001440
262909687048000040	262909687048000510	262909687048000980	262909687048001450
262909687048000050	262909687048000520	262909687048000990	262909687048001460
262909687048000060	262909687048000530	262909687048001000	
262909687048000070	262909687048000540	262909687048001010	262904000000043010
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262909687048000090	262909687048000560	262909687048001030	262904664000000020
262909687048000100	262909687048000570	262909687048001040	262904664000000030
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262909687048000460	262909687048000930	262909687048001400	
262909687048000470	262909687048000940	262909687048001410	

HARMONY ON LAKE

ELOISE

COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2023-12

[FY 2024 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2023/2024 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

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

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

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE DEFICIT FUNDING AGREEMENT.** The District’s Board hereby authorizes a deficit funding agreement for a portion of the operations and maintenance services set forth in the District’s Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. ASSESSMENT ROLL; AMENDMENTS. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 13th day of September, 2023.

ATTEST:

**HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2023-02

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 Polk County, Florida.

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

PASSED AND ADOPTED this ____ day of _____, 2023.

ATTEST:

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

8

**LANDSCAPE MAINTENANCE AGREEMENT BETWEEN
POLK COUNTY AND THE HARMONY ON LAKE ELOISE COMMUNITY
DEVELOPMENT DISTRICT**

This Agreement is made and entered into as of the Effective Date (defined in Section 16, below), by and between **POLK COUNTY**, a political subdivision of the State of Florida (hereinafter the "COUNTY") and **THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**, its successors and assigns (hereinafter "**CDD**").

WITNESSETH

A. **WHEREAS**, the **COUNTY** has jurisdiction over and maintains **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** as part of the County Road System; and

B. **WHEREAS**, **CDD** is desirous of placing, maintaining and preserving certain landscape improvements within the right-of-way of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE**; and

C. **WHEREAS**, the **COUNTY** agrees that said landscape improvements may be placed and maintained in the County right-of-way as proposed by **CDD** pursuant to the terms and conditions set out herein.

NOW, THEREFORE, in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The foregoing recitals are incorporated herein by reference as if recited in full and serve as a factual stipulation upon which the parties agree is the basis of the instant agreement.

2. For the purposes of this Agreement, "Landscape Improvements" are defined as landscaping and other facilities to be placed within the right-of-way of **ELOISE LOOP ROAD AND WEST LAKE ELOISE** pursuant to this Agreement, and in accordance with the State of Florida Department of Transportation's *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*, including, but not limited to, any sod, grass, plants, shrubs, hedges, and/or trees, and irrigation facilities placed and maintained in the right-of-way as indicated in Exhibits A 1-4, which are attached hereto and made a part hereof.

3. **CDD** hereby agrees to install, maintain, operate, repair and replace the Landscape Improvements placed in the right-of-way of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** in accordance with Exhibits A-1, A-2, A-3, & A-4.

4. It is understood between the parties hereto that any or all of the Landscape Improvements covered by this Agreement may be removed, relocated or adjusted by the **COUNTY** at any time in the future as determined by the **COUNTY** in order that of **ELOISE LOOP ROAD aka S.R. 540-A AND WEST LAKE ELOISE DRIVE** may be widened,

improved, altered or otherwise changed to meet future needs, criteria or planning for the **COUNTY**. **CDD** shall be given sixty (60) calendar days' notice to remove or relocate said Landscape Improvements after which time, if they are not removed or relocated, the **COUNTY** may remove the same without any reimbursement to **CDD** for the value of said improvements or for any damages related thereto. It is understood by the parties that the CDD acquires no property rights or interest in the Landscape Improvements, including without limitation, vested rights or legal non-conforming use status.

5. **CDD** shall provide a four (4) foot recovery zone in conjunction with the Landscape Improvements placed in the right-of-way of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** in conformity with the standards set forth in the State of Florida Department of Transportation's *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. **CDD** shall not add Landscape Improvements, nor shall it allow Landscape Improvements to remain within the subject right-of-way, which in any way impede the line of sight for drivers and/or pedestrians. During the term of this Agreement, the **COUNTY**'s roadway maintenance unit shall monitor the Landscape Improvements to ensure the Landscape Improvements remain in conformity with the above referenced standards. The **COUNTY** reserves the right to remove any Landscape Improvements found to create safety problems as determined by the **COUNTY** in its sole discretion.

6. In conjunction with the Landscape Improvements described herein, **CDD** may place an irrigation line in the right-of-way under of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** to provide irrigation to Landscape Improvements placed in the right-of-way. Said irrigation line shall be placed consistent with Polk County standards, at a depth of 36 inches under of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** and 24 inches within the respective right-of-way, or in any other configuration acceptable to the responsible Polk County authorities.

7. This Agreement pertains only to the installation and maintenance of the Landscape Improvements as defined herein within the right-of-way of **ELOISE LOOP ROAD AND WEST LAKE ELOISE DRIVE** as depicted in Exhibits A. No signs walls or other structures may be placed in the right-of-way without full compliance with the Polk County Land Development Code including, but not limited to, obtaining a right-of-way use permit for such structure and any necessary building permits. Any damage to pavement or sidewalks caused by water leaks or faulty emitters shall be the financial responsibility of the CDD to repair.

8. No overstory trees may be planted or replaced within 12 feet of a City of Winter Haven water or wastewater line. No trees may be planted or replaced in the right-of-way within

eight (8) feet of the pavement edge, sidewalk, or drainage structure. No Live Oak trees may be planted within 16 feet of the pavement edge, sidewalk, or drainage structure. Furthermore, the CDD shall be held financially responsible for damage to pavement, sidewalk, or drainage structure caused by tree roots.

9. This Agreement may be terminated under either of the following conditions:
 - A. By the **COUNTY**, upon ten (10) days written notice, if **the CDD** fails to perform under the terms and conditions of this agreement.
 - B. By either party, upon sixty (60) days written notice to the other party.
 - C. By another jurisdiction accepting ownership and maintenance responsibility of the roadway.
10. All notices required or permitted under this agreement shall be given to the parties by certified mail, return-receipt requested, hand-delivery or express courier, and shall be effective upon receipt.
11. Notices shall be sent to the parties at the address set forth below:

Notice to THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:

Harmony on Lake Eloise Community Development District
c/o Ms. Cindy Cerbone
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, Florida 33431

Notice to COUNTY:

Polk County Transportation Division
c/o Chief Right-of-Way Agent
P.O. Box 9005, Drawer PW02
Bartow, FL 33831-9005

11. **The CDD**, its successors and assigns, shall indemnify, defend (by counsel reasonably acceptable to the **COUNTY**), protect and hold the **COUNTY**, its officers, employees and agents, free and harmless from and against any and all claims, actions, causes of action, liabilities, damages, losses, or death or injury to any person or damage to any property whatsoever, arising out of or resulting from, either directly or indirectly, the installation and the maintenance responsibilities of the Landscaping Improvements by **the CDD** pursuant to the terms of this Agreement, or the negligent, intentional or willful acts **the CDD**, its employees, members or agents in carrying out the responsibilities under this Agreement; provided, however, that **the CDD** shall

not be obligated to indemnify the **COUNTY** with respect to any such claims or damages arising out of injury or damage to persons or property directly caused by or resulting from the negligence of the **COUNTY**, its officers, agents or employees.

When the **COUNTY** receives a notice of claim for damages that may have been caused by **the CDD** in the performance of its responsibilities under this Agreement, the **COUNTY** shall immediately forward the claim to **the CDD** and the **COUNTY** will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the **COUNTY** will determine whether to require the participation of **the CDD** in the defense of the claim or to require **the CDD** to defend the **COUNTY** in such claim as described in this section. The **COUNTY**'s failure to promptly notify **the CDD** of a claim shall not act as a waiver of any right herein to require the participation in or defense of the claim by **the CDD**. **The CDD** shall pay its own expenses for any evaluation, settlement negotiations, and trial, if any. However, if only one party participates in the defense of the claim at trial, that party shall be responsible for all expenses at trial.

LIMITATIONS ON GOVERNMENTAL LIABILITY. Notwithstanding any other provision of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District or the County beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under Section 768.28, Florida Statutes or other law.

14. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such instance, the remainder shall then continue to conform to the terms and requirements of applicable law.

15 This Agreement shall commence on the date of its execution by the **COUNTY** (the "Effective Date").

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Chris Tyree
Chair

By: _____
William Fife
Vice Chair

Date: _____

**POLK COUNTY, a political subdivision of the
State of Florida**

By _____
William Beasley, County Manager

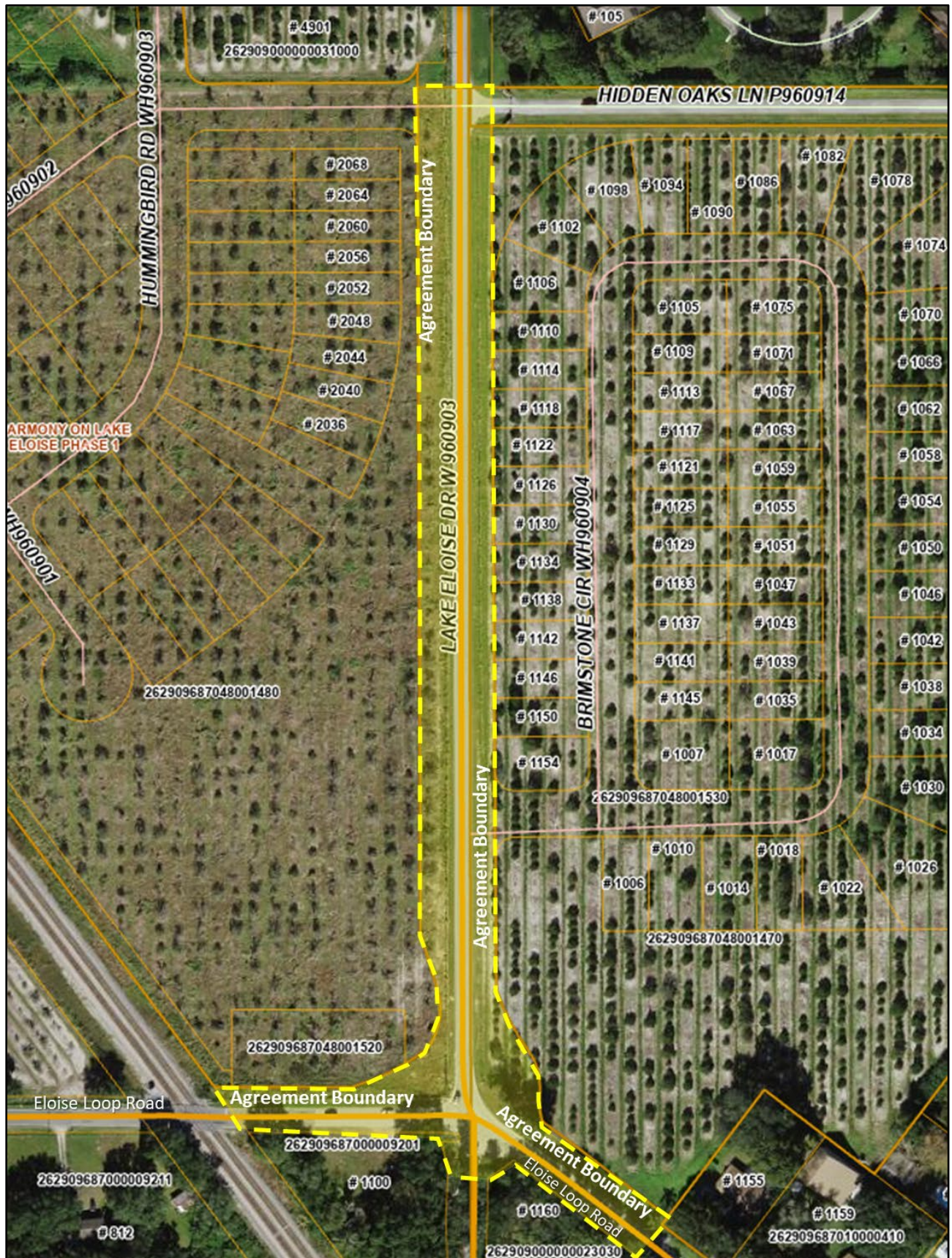
ATTEST

Stacy M. Butterfield, Clerk

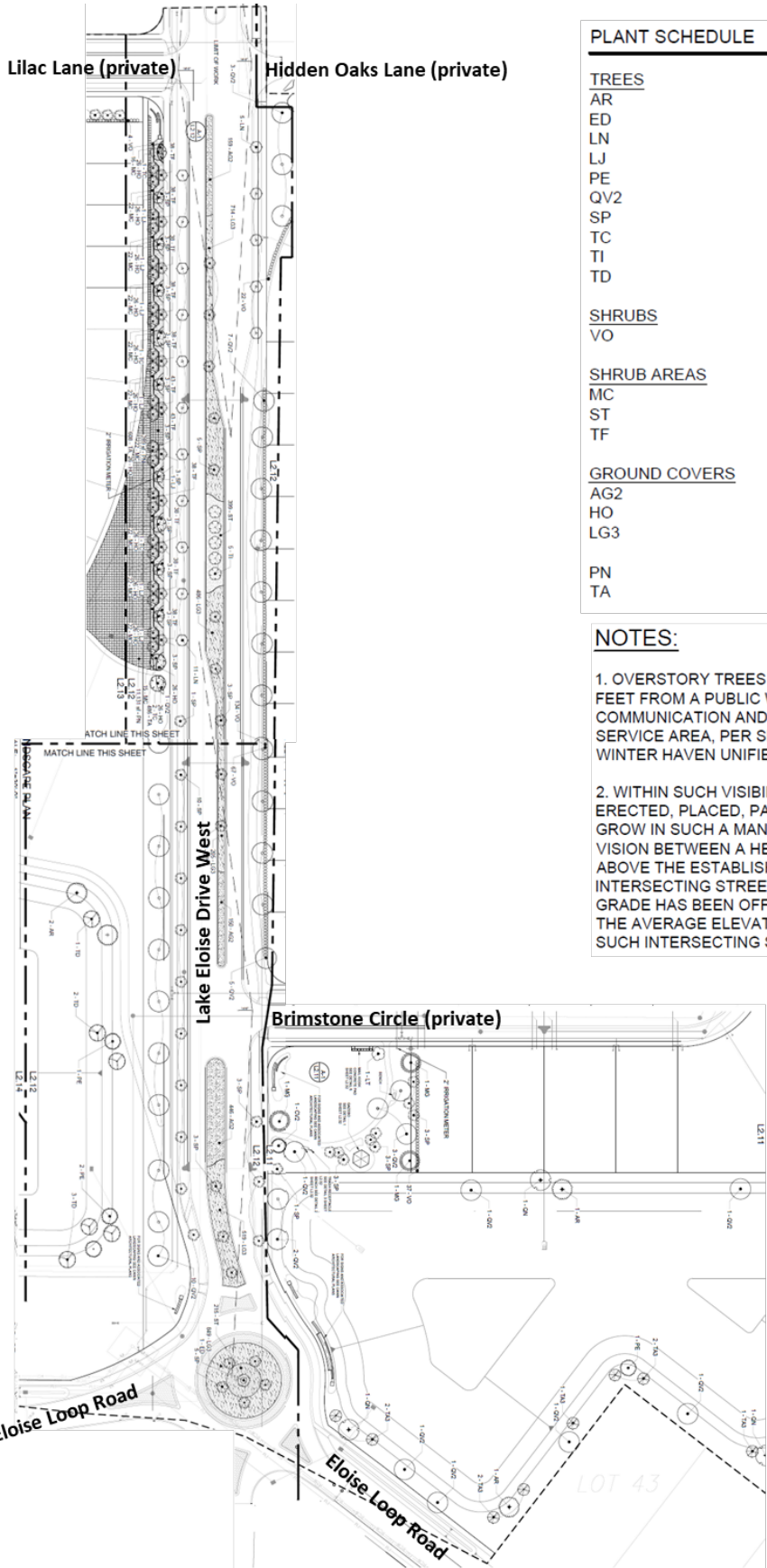
Approved as to form and legal sufficiency

By _____
Deputy Clerk

By _____
County Attorney



Agreement Boundary



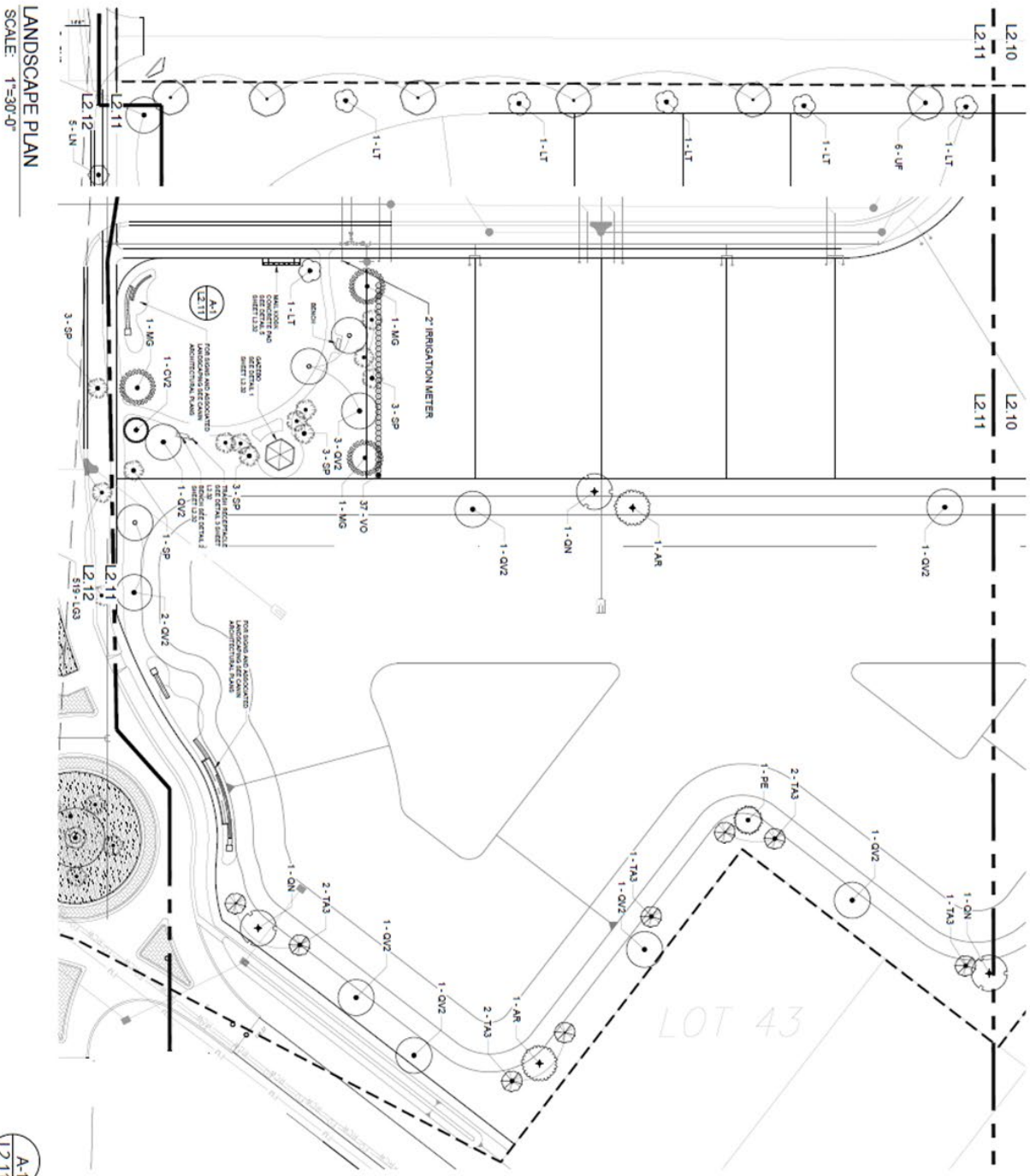
PLANT SCHEDULE		
TREES	COMMON NAME	QTY
AR	Red Maple	2
ED	Japanese Blueberry Tree	1
LN	Natchez Crape Myrtle	16
LJ	Japanese Privet	7
PE	Slash Pine	3
QV2	Live Oak	26
SP	Cabbage Palmetto	65
TC	Silver Trumpet	5
TI	Pink Trumpet Tree	5
TD	Bald Cypress	6
SHRUBS	COMMON NAME	QTY
VO	Sweet Viburnum	193
SHRUB AREAS	COMMON NAME	QTY
MC	Pink Muhly	229
ST	Variegated Trinette	614
TF	Dwarf Fakahatchee Grass	428
GROUND COVERS	COMMON NAME	QTY
AG2	Perennial Peanut	755
HO	Stella de Oro Daylily	312
LG3	Emerald Goddess Lilyturf	1,072
	Emerald Goddess Lilyturf	1,924
PN	Bahia Grass	11,420 sf
TA	Asian Jasmine	1,094

NOTES:

1. OVERSTORY TREES MUST BE LOCATED MORE THAN 12 FEET FROM A PUBLIC WATER, SEWER, ELECTRIC, COMMUNICATION AND GAS, WITHIN THE CITY'S UTILITY SERVICE AREA, PER SECTION 19-15 OF THE CITY OF WINTER HAVEN UNIFIED LAND DEVELOPMENT CODE (ULDC).
2. WITHIN SUCH VISIBILITY TRIANGLES NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS MATERIALLY TO IMPEDE VISION BETWEEN A HEIGHT OF TWO (2) AND TEN (10) FEET ABOVE THE ESTABLISHED GRADE OF THE CENTERLINES OF INTERSECTING STREETS AND WITH DRIVEWAYS OR IF NO GRADE HAS BEEN OFFICIALLY ESTABLISHED, THEN ABOVE THE AVERAGE ELEVATION OF THE EXISTING SURFACE OF SUCH INTERSECTING STREETS AND DRIVEWAYS.



Landscape Plan



A-1
12.11

ENLARGED SIGN LANDSCAPE PLAN
SCALE: 1"=10'-0"

PLANT SCHEDULE

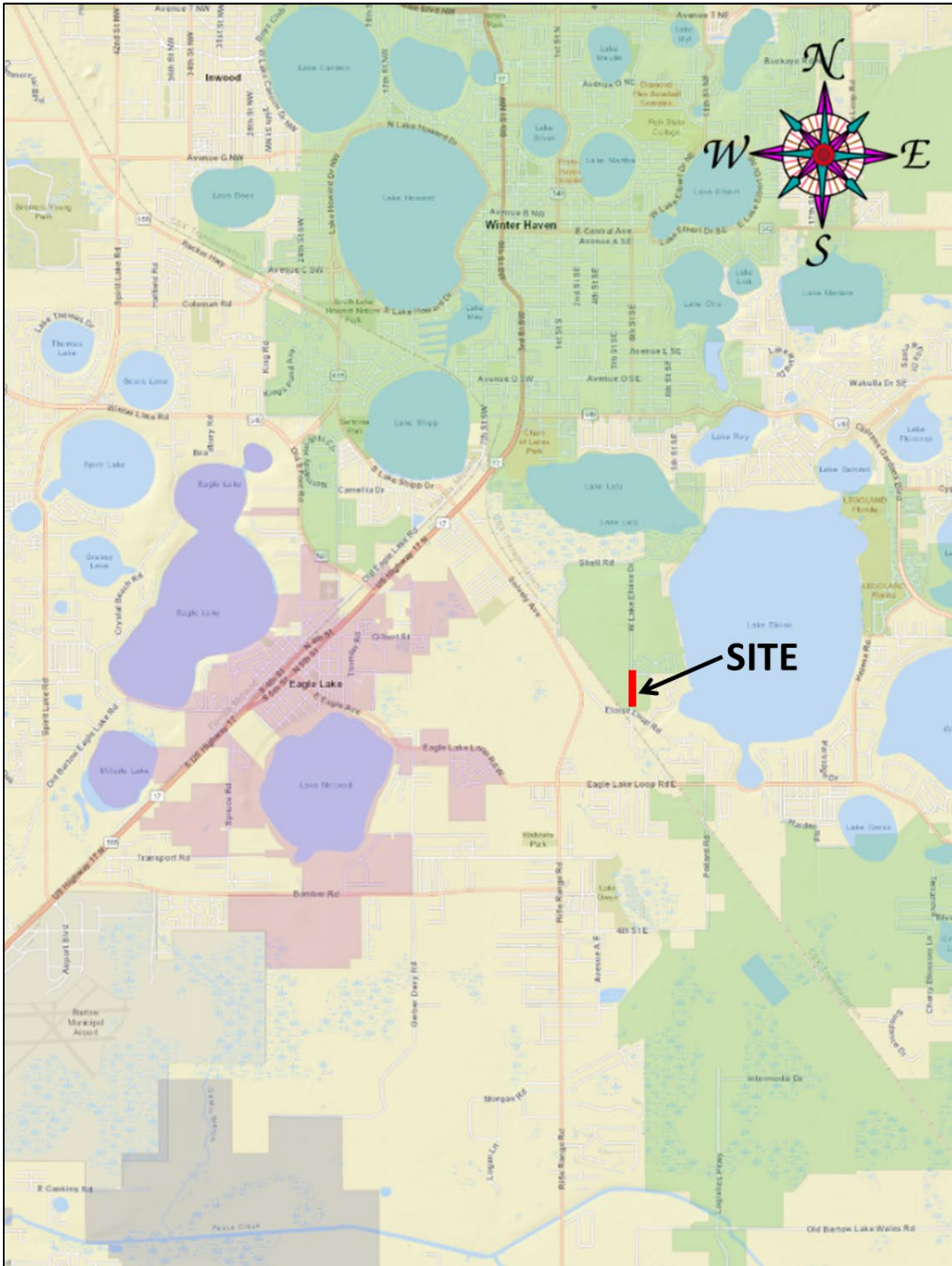
TREES	COMMON NAME	QTY
1-LT	White Fringee	1
1-UP	Yucca	6
1-AR	Starburst Magnolia	1
1-ON	Wax Oak	3
1-QV2	Live Oak	11
1-TA3	Pink Dogwood	8
1-PE	Florida Elm	6
1-UP	Yucca	8
SHRUBS	COMMON NAME	QTY
1-ON	Wax Oak	3
1-QV2	Live Oak	11
GROUND COVERS	COMMON NAME	QTY
1-UP	Yucca	8

NOTES:
 1. OVERSTORY TREES MUST BE LOCATED MORE THAN 12 FEET FROM CURB AND MORE THAN 10 FEET FROM UTILITY SERVICE AREA, PER SECTION 15-15 OF THE CITY OF WINTER HAVEN UNIFIED LAND DEVELOPMENT CODE (UDC).
 2. WITHIN SUCH VISIBILITY TRIANGLES NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS MATERIALLY TO IMPERE VISION BETWEEN A HEIGHT OF TWO (2) AND TEN (10) FEET ABOVE THE ESTABLISHED GRADE OF THE CENTERLINES OF INTERSECTING STREETS AND WITH DRIVEWAYS OR IF NO DRIVEWAYS ARE SHOWN, THE AVERAGE ELEVATION OF THE EXISTING SURFACE OF SUCH INTERSECTING STREETS AND DRIVEWAYS.



1 - MC

Landscape Plan Closeup



Location Map

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 6,403	\$ -	\$ -	\$ 6,403
Investments				
Reserve	-	89,619	-	89,619
Capitalized interest	-	62,645	-	62,645
Cost of issuance	-	5,725	-	5,725
Due from Landowner	11,006	-	5,100	16,106
Total assets	<u>\$ 17,409</u>	<u>\$ 157,989</u>	<u>\$ 5,100</u>	<u>\$ 180,498</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 5,579	\$ -	\$ 5,100	\$ 10,679
Accounts payable on-site	5,427	-	-	5,427
Due to Landowner	403	7,843	-	8,246
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>17,409</u>	<u>7,843</u>	<u>5,100</u>	<u>30,352</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	11,006	-	5,100	16,106
Total deferred inflows of resources	<u>11,006</u>	<u>-</u>	<u>5,100</u>	<u>16,106</u>
Fund balances:				
Restricted for:				
Debt service	-	150,146	-	150,146
Capital projects	-	-	(5,100)	(5,100)
Unassigned	(11,006)	-	-	(11,006)
Total fund balances	<u>(11,006)</u>	<u>150,146</u>	<u>(5,100)</u>	<u>134,040</u>
Total liabilities and fund balances	<u>\$ 17,409</u>	<u>\$ 157,989</u>	<u>\$ 5,100</u>	<u>\$ 180,498</u>

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 8,511	\$ 43,949	\$ 208,978	21%
Total revenues	<u>8,511</u>	<u>43,949</u>	<u>208,978</u>	21%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	26,000	48,000	54%
Legal	1,437	5,595	25,000	22%
Engineering	-	172	2,000	9%
Audit	-	-	6,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	83	250	1,000	25%
Trustee*	-	-	5,500	0%
Telephone	17	167	200	84%
Postage	-	-	500	0%
Printing & binding	42	417	500	83%
Legal advertising	-	201	2,000	10%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	42	500	8%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,579</u>	<u>38,724</u>	<u>98,540</u>	39%

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Field operations manager	1,000	1,000	4,500	22%
Landscaping contract labor	4,242	4,242	33,750	13%
Insurance: property	-	-	3,750	0%
Porter services	-	-	4,500	0%
Backflow prevention test	-	-	113	0%
Irrigation maintenance/repair	-	-	2,250	0%
Plants, shrubs & mulch	-	-	7,500	0%
Annuals	-	-	7,500	0%
Tree trimming	-	-	1,500	0%
Signage	-	-	750	0%
General maintenance	-	-	3,000	0%
Fence/wall repair	-	-	1,125	0%
Aquatic control - ponds	185	1,295	4,500	29%
Fountain electric	-	-	4,500	0%
Fountain maintenance	-	-	1,500	0%
Electric:				
Irrigation	-	-	1,800	0%
Street lights	-	-	18,000	0%
Entrance signs	-	-	900	0%
Water- irrigation	-	-	9,000	0%
Total field operations	<u>5,427</u>	<u>6,537</u>	<u>110,438</u>	6%
Total expenditures	<u>11,006</u>	<u>45,261</u>	<u>208,978</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(2,495)	(1,312)	-	
Fund balances - beginning	(8,511)	(9,694)	-	
Fund balances - ending	<u>\$ (11,006)</u>	<u>\$ (11,006)</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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Debt service		
Cost of issuance	-	146,454
Total debt service	-	146,454
Other fees & charges		
Total other fees and charges	-	-
Total expenditures	-	146,454
Excess/(deficiency) of revenues over/(under) expenditures	-	(146,454)
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	364,892
Underwriter's Discount	-	(36,057)
Original Issue Discount	-	(24,576)
Total other financing sources	-	304,259
Net change in fund balances	-	157,805
Fund balances - beginning	150,146	(7,659)
Fund balances - ending	\$ 150,146	\$ 150,146

**HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 2,550	\$ 2,550
Total revenues	2,550	2,550
EXPENDITURES		
Capital outlay	7,650	2,307,758
Total expenditures	7,650	2,307,758
Excess/(deficiency) of revenues over/(under) expenditures	(5,100)	(2,305,208)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	2,300,108
Total other financing sources/(uses)	-	2,300,108
Net change in fund balances	(5,100)	(5,100)
Fund balances - beginning	-	-
Fund balances - ending	\$ (5,100)	\$ (5,100)

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
HARMONY ON LAKE ELOISE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harmony on Lake Eloise Community Development District held Public Hearings and a Regular Meeting on August 9, 2023 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
John (JC) Nowotny	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell Hunt and Associates LLC
Jere Earlywine (via telephone)	District Counsel
Ashley Ligas (via telephone)	Kutak Rock LLP
Chris Brown (via telephone)	District Engineer
Thomas Prince	Leland Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:42 a.m. Supervisors Moulton, Fife, and Nowotny were present. Supervisors Martin and Tyree were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Lauren Martin, Seat 4 (Term Expires November 2024)

Mr. Kantarzhi presented Ms. Lauren Martin's resignation letter.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the resignation of Ms. Lauren Martin from Seat 1, was accepted.

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FOURTH ORDER OF BUSINESS

Consideration of Appointment to Fill Unexpired Term of Seat 4

- **Administration of Oath of Office to Appointed Supervisor (the following to 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**

These items were deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2023-07. The proposed Fiscal Year 2024 budget takes into account the issuance of bonds and reflects Field Operations adjustments per his discussions with Mr. Fife.

Ms. Cerbone stated that the budget is changing from Landowner contributions to on-roll and off-roll assessments. Funding requests can still be received for items pertaining to Fiscal

77 Year 2023, perhaps through November. An off-roll assessment will be received in September,
78 payable in the beginning of October, to provide funds to run the CDD.

79

80 **On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the**
81 **Public Hearing was opened.**

82

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84 No members of the public spoke.

85

86 **On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the**
87 **Public Hearing was closed.**

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89 **On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor,**
90 **Resolution 2023-07, Relating to the Annual Appropriations and Adopting the**
91 **Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September**
92 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
93 **was adopted.**

94

95

96 **SEVENTH ORDER OF BUSINESS**

Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2023/2024, Pursuant to Florida Law

101

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

103 **B. Mailed Notice(s) to Property Owner(s)**

104 **C. Consideration of Resolution 2023-08, Providing for Funding for the Fiscal Year**
105 **2023/2024 Adopted Budget(s); Providing for the Collection and Enforcement of Special**
106 **Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying**
107 **an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a**
108 **Severability Clause; and Providing an Effective Date**

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

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114 No members of the public spoke.

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On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2023-08.

Mr. Earlywine stated this Resolution levies and imposes operation and maintenance (O&M) assessments and sets forth the means of collection, whether on-roll or off-roll.

On MOTION by Ms. Moulton and seconded by Mr. Fife, with all in favor, Resolution 2023-08, Providing for Funding for the Fiscal Year 2023/2024 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, and authorizing the Chair or Vice Chair to execute, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023/2024 Deficit Funding Agreement

Mr. Kantarzhi presented the Fiscal Year 2023/2024 Deficit Funding Agreement.

Ms. Cerbone stated that the Fiscal Year 2024 budget includes on-roll and off-roll assessments. She asked Mr. Earlywine if the Deficit Funding Agreement serves as a safeguard for Forestar and the CDD. Mr. Earlywine replied affirmatively and noted that, while the previous year included Landowner contributions, the Deficit Funding Agreement might not be necessary.

Ms. Cerbone discussed a scenario in which an unbudgeted expense, such as landscaping, would provide for the Developer to contribute the funds. Going forward, the Board and Staff will increase the budget and the assessments as necessary. The Fiscal Year 2024 budget was reviewed in detail with Mr. Fife.

Ms. Moulton recalled instances in which the Deficit Funding Agreement was utilized and recommended including it as a safeguard.

Mr. Fife noted that the Forestar (USA) Real Estate Group, Inc., address should be confirmed and corrected, if necessary.

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the Fiscal Year 2023/2024 Deficit Funding Agreement, in substantial form, was approved.

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NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-09.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Pond Phase 2 Addendum

Mr. Kantarzhi presented the Pond Phase 2 Addendum and map, which is being presented for approval, not ratification.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Pond Phase 2 Addendum, was approved.

ELEVENTH ORDER OF BUSINESS

Ratification of Acquisition of Phase 1 Improvements

Mr. Kantarzhi presented the Agreement for the Acquisition of Phase 1 Improvements.

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the Acquisition of Phase 1 Improvements, was ratified.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-10.

195 Ms. Cerbone stated the General Fund budget, which is unchanged for Fiscal Year 2023,
196 was incorrectly included in the agenda; rather, the Debt Service Fund budget should have been
197 included. She described the revisions of which the Board Members are aware. Mr. Earlywine
198 stated the budget amendment is necessary to reflect the bond issuance. He recommended
199 adoption of Resolution 2023-10, subject to substitution of the Exhibit.

200

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, Resolution 2023-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023, subject to substitution of the Exhibit; and Providing for an Effective Date, was adopted.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

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This item was deferred.

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FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

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On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

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FIFTEENTH ORDER OF BUSINESS

Approval of April 12, 2023 Regular Meeting Minutes

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Mr. Kantarzhi presented the April 12, 2023 Regular Meeting Minutes.

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The following change was made:

227

Line 22 and throughout: Change "Access" to "Leland"

228

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the April 12, 2023 Regular Meeting Minutes, as amended, were approved.

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SIXTEENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: Kutak Rock LLP

236 **B. District Engineer: Dewberry Engineers, Inc.**

237 There were no District Counsel or District Engineer reports.

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

239 • **1 Registered Voter in District as of April 15, 2023**

240 Mr. Kantarzhi will inform District Management that it is necessary to re-send the CDD’s
241 boundaries to the Supervisor of Elections.

242 Mr. Fife asked for “Field Services: Leland Management” to be added to the Staff
243 Reports, effective immediately. He asked for an update.

244 ▪ **Field Services: Leland Management**

245 **This item was an addition to the agenda.**

246 Mr. Prince stated some minor irrigation repairs and landscaping issues relating to sod
247 are currently being addressed.

248 Mr. Fife noted that homeowners will be present soon, as construction progresses.

249 Discussion ensued regarding dry ponds that are actually wet ponds. It was noted that
250 Lake Pros agreed to honor the contract at the agreed-upon price.

251 • **NEXT MEETING DATE: September 13, 2023 at 9:30 AM, immediately following**
252 **the adjournment of the Fox Branch Ranch CDD meeting, scheduled to**
253 **commence at 9:30 AM**

254 ○ **QUORUM CHECK**

255 The next meeting will be September 13, 2023, unless cancelled.

256

257 **SEVENTEENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

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259 There were no Board Members’ comments or requests.

260

261 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments

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263 There were no public comments.

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265 **NINETEENTH ORDER OF BUSINESS**

Adjournment

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268 **On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the**
269 **meeting adjourned at 9:57 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**HARMONY ON LAKE
ELOISE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	9:30 AM*
November 8, 2023	Regular Meeting	9:30 AM*
December 13, 2023	Regular Meeting	9:30 AM*
January 10, 2024	Regular Meeting	9:30 AM*
February 14, 2024	Regular Meeting	9:30 AM*
March 13, 2024	Regular Meeting	9:30 AM*
April 10, 2024	Regular Meeting	9:30 AM*
May 8, 2024	Regular Meeting	9:30 AM*
June 12, 2024	Regular Meeting	9:30 AM*
July 10, 2024	Regular Meeting	9:30 AM*
August 14, 2024	Regular Meeting	9:30 AM*
September 11, 2024	Regular Meeting	9:30 AM*

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