

HARMONY WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the Harmony West Community Development District (“District”) will hold the following two public hearings and a regular meeting on **August 20, 2026, at 10:30 a.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway Kissimmee, Florida 34744.**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”). 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 2026/2027; 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 at the end of this notice shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing.

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 2026/2027. **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 & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 1-877-276-0889 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager

PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments - 2018 Bond Area					
Product/ Parcel	Units	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40’	251	\$1,357.20	\$ 778.64	\$2,135.84	\$1,891.96
SF 50’	297	\$1,357.20	\$ 973.29	\$2,330.49	\$2,086.61
SF 60’	72	\$1,357.20	\$1,167.95	\$2,525.15	\$2,281.27
Total	620				

On-Roll Assessments - 2023 Bond Area - Phases 2A & 2B					
Product/ Parcel	Units	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40’	126	\$1,357.20	\$ 967.70	\$2,324.90	\$2,081.02
SF 50’	73	\$1,357.20	\$1,182.75	\$2,539.95	\$2,296.07
SF 60’	26	\$1,357.20	\$1,397.80	\$2,755.00	\$2,511.12
Total	225				

On-Roll Assessments - 2025 Bond Area - Phases 2C, 2D, 2E & 2F					
Product/ Parcel	Units	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40’	209	\$1,357.20	\$967.56	\$2,324.76	\$2,080.88
SF 50’	217	\$1,357.20	\$1,182.58	\$2,539.78	\$2,295.90
SF 60’	38	\$1,357.20	\$1,397.59	\$2,754.79	\$2,510.91
Total	464				

Off-Roll Assessments - Future Bond Area - Phases 2G Through 2J					
Product/Parcel	Units	FY 2027			FY 2026
		O&M Assessment per Unit	DS Assessment per Unit	Total Assessment per Unit	Total Assessment per Unit
SF 40’	243	\$1,274.41	\$-	\$1,274.41	\$464.71
SF 50’	177	\$1,274.41	\$-	\$1,274.41	\$ 64.71
SF 60’	49	\$1,274.41	\$-	\$1,274.41	\$ 64.71
Total	469				
GRAND TOTAL	1,778				

