

HARMONY
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Adopted Budget
(Adopted 08/15/2020)

Prepared by:



Table of Contents

	<u>Page #</u>
 <u>BUDGET OVERVIEW</u>	
Narrative	
General Fund	4
Debt Service	9
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Exhibit A1 - Allocation of General Fund Balances	14
 Reserve Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	16
Exhibit A2 - Allocation of General Fund Balances	17
 <u>DEBT SERVICE BUDGETS</u>	
Series 2014	
Summary of Revenues, Expenditures and Changes in Fund Balances	19
Amortization Schedule	20
 Series 2015	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22
Exhibit B - Allocation of Debt Services Fund Balances	23
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2022 - 2023 Non-Ad Valorem Assessment Summary	25

Harmony
Community Development District

Budget Overview
Fiscal Year 2023

Budget Narrative
Fiscal Year 2023**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Tax Collector-VC1

Assessments associated with lot ending VC1 have been removed from the tax roll.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Access Cards

The District is charging fees for access cards to the pools and Buck Lake access.

Facility Revenue

The District is charging for events held at the District facilities.

RV Storage Lot

The District is charging fees for RV Storage Lot.

Garden Lot

The district is charging fees for garden lots.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

FICA Taxes

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services-Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Pegasus Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

Professional Services-Legal Services

The District's general counsel, Young Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark-Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel.

Professional Services-Recording Secretary

Inframark provides recording services with near verbatim minutes.

Professional Services-Special Assessment

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Inframark-Infrastructure Management Services.

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Rental-Meeting Room

The anticipated cost of renting meeting room space for District board meetings.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Administrative** (continued)**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Misc. - Record Storage

Storage usage for Districts record keeping.

Miscellaneous-Assessment Collection Costs

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field**Professional Services-Field Management**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation. Health and life insurance costs are included.

Trailer Rental

Rental costs associated with the field office trailer and container.

Landscape Services**Contracts-Mulch**

This category includes costs associated with landscape Mulch. RFP

Contracts- Irrigation

This category includes costs associated with Irrigation. RFP

Contracts- Landscape

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. RFP

Contracts- Tree Maintenance

Landscaping company to provide tree services through the district as approved by the board.

Contracts- Shrub Maintenance

Landscaping company to provide four quarterly rotations in spring, summer, fall and winter at various plant beds located throughout the District. RFP

Budget Narrative
Fiscal Year 2023**EXPENDITURES****Landscape Services** (continued)**Contracts- Annuals**

Landscaping company to provide annual landscaping maintenance throughout the District.

Contracts- Trash / Debris

Landscaping company to provide Trash and Debris collection.

Contracts- Leaf Drop

Landscaping company to provide leaf drop services throughout the District.

R&M-Irrigation

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

R&M-Trees Trimming Services (Canopy)

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level and consulting with a certified arborist.

Miscellaneous Services

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

Utilities**Electricity-General**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Electricity-Streetlighting

Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility-Water & Sewer

The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

Operation & Maintenance**Utility-Refuse Removal**

Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

R&M-Ponds / Buck Lake

Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

R&M-Pools

This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

Budget Narrative
Fiscal Year 2023**Operation & Maintenance** (continued)**R&M-Roads and Alleyways**

This line item is to resurface the alleys of the District.

R&M-Sidewalks

Unscheduled maintenance consists of grinding uneven areas, replacement of broken areas and pressure washing.

R&M-Vehicles / Equipment

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

R&M-RV Storage Lot

Represents cost associated with Parking and Garden Club expenses.

R&M-Equipment Boats

Supplies such as generators and large tools, maintenance supplies and equipment needed for the boats.

R&M-Parks and Facilities

Maintenance or repairs to the basketball courts, athletic fields and Neighborhood "O" playground, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes cleaning, daily maintenance and rest room supplies.

R&M-Garden Lot

Maintenance, repairs, or supplies for garden lots.

Miscellaneous Services

Draining service for holding tank of District's office trailer.

Miscellaneous Contingency

The District is required to mitigate certain invasive weeds. This is largely a chemical and equipment-based process. The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Miscellaneous-Security Enhancement

Represents costs for network service, repairs, and updates to security within the District (gates and pool camera's etc.), and cost for purchasing/producing access cards.

OP Supplies – Fuel, Oil

Represents usage of fuel.

Capital Outlay - Vehicle

Capital purchase as directed by the district's board.

Reserve – Other

Funds to be used for projects, as directed by the district's board.

Debt Service**Principal Debt Retirement**

Principal portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

Interest Expense

Interest portion of VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the debt svc fund.

Budget Narrative
Fiscal Year 2023**REVENUES****Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Other

VC-1 annual debt service payment of \$26,600 transferred out of the general fund to the series 2015 debt service fund.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt service.

Interest Expense

The District pays interest expense on the debt service bonds twice a year.

Harmony
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures, and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
General Fund

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG -	PROJECTED	BUDGET
			FY 2022	JUL-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 9,178	\$ 3,265	\$ 2,814	\$ 2,180	\$ 634	\$ 2,814	\$ 3,678
Hurricane Irma FEMA Refund	\$ 1,158	\$ 1,706	-	-	-	-	-
Interest - Tax Collector	\$ 762	-	-	\$ 21,818	-	\$ 21,818	-
Rental Income	\$ 762	\$ 465	-	-	-	-	-
Special Assmnts- Tax Collector	\$ 1,853,780	\$ 1,853,780	\$ 1,876,212	\$ 1,853,780	-	\$ 1,853,780	\$ 2,452,225
Special Assessments-Tax Collector-VC1	-	-	\$ (22,434)	-	-	-	\$ (28,737)
Special Assmnts- Discounts	\$ (20,831)	\$ (51,791)	\$ (75,048)	\$ (56,152)	-	\$ (56,152)	\$ (98,089)
Sale of Surplus Equipment	\$ 1,454	\$ 1,150	-	\$ 2,171	-	\$ 2,171	-
Other Miscellaneous Revenues	\$ 694	\$ 249	-	\$ 162	-	\$ 162	-
Access Cards	\$ 2,080	\$ 1,720	\$ 1,200	\$ 950	\$ 250	\$ 1,200	\$ 1,200
Insurance Reimbursements	\$ 3,096	-	-	-	-	-	-
Facility Revenue/Rentals	\$ 766	\$ 200	\$ 600	\$ 3,538	\$ 708	\$ 4,246	\$ 600
RV Storage Lot	\$ 21,460	\$ 23,315	\$ 15,000	\$ 22,310	\$ 78	\$ 22,388	\$ 15,000
Garden Lot				\$ 1,237	\$ 247	\$ 1,484	\$ 1,207
TOTAL REVENUES	\$ 1,874,359	\$ 1,834,059	\$ 1,798,344	\$ 1,851,994	\$ 1,917	\$ 1,853,911	\$ 2,347,085

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$ 10,800	\$ 11,800	\$ 14,000	\$ 7,600	\$ 6,400	\$ 14,000	\$ 14,000
FICA Taxes	\$ 826	\$ 1,031	\$ 1,071	\$ 581	\$ 490	\$ 1,071	\$ 1,071
ProfServ-Arbitrage Rebate	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	-	\$ 1,200	\$ 1,200
ProfServ-Dissemination Agent	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	-	\$ 1,500	\$ 1,500
ProfServ-Engineering	\$ 14,891	\$ 64,030	\$ 20,000	\$ 89,686	-	\$ 89,686	\$ 60,000
ProfServ-Legal Services	\$ 94,587	\$ 76,312	\$ 65,000	\$ 36,000	\$ 8,000	\$ 44,000	\$ 60,000
ProfServ-Mgmt Consulting Serv	\$ 64,985	\$ 67,200	\$ 69,250	\$ 57,670	\$ 11,580	\$ 69,250	\$ 69,250
ProfServ-Property Appraiser	\$ 392	\$ 438	\$ 392	\$ 751	-	\$ 751	\$ 392
ProfServ-Recording Secretary	-	\$ 1,100	\$ 3,300	\$ 2,750	\$ 550	\$ 3,300	\$ 4,200
ProfServ-Special Assessment	\$ 8,822	\$ 8,822	\$ 8,822	\$ 8,822	-	\$ 8,822	\$ 8,822
ProfServ-Trustee Fees	\$ 10,560	\$ 10,160	\$ 10,160	\$ 2,246	\$ 7,914	\$ 10,160	\$ 10,160
Auditing Services	\$ 4,355	\$ 4,400	\$ 4,400	\$ 4,400	-	\$ 4,400	\$ 4,400
Postage and Freight	\$ 732	\$ 1,500	\$ 1,000	\$ 251	\$ 749	\$ 1,000	\$ 1,000
Rental - Meeting Room	\$ 3,600	\$ 2,750	\$ 2,750	-	\$ 2,750	\$ 2,750	\$ 3,000
Insurance - General Liability	\$ 22,888	\$ 25,238	\$ 27,762	\$ 18,281	-	\$ 18,281	\$ 28,000
Printing and Binding	\$ 251	\$ 574	\$ 500	\$ (299)	\$ 500	\$ 201	-
Legal Advertising	\$ 847	\$ 998	\$ 1,000	\$ 2,328	-	\$ 2,328	\$ 1,000
Misc-Records Storage	-	-	\$ 1,500	\$ 264	\$ 1,236	\$ 1,500	\$ 1,500
Misc-Assessmnt Collection Cost	\$ 24,120	\$ 23,174	\$ 37,524	\$ 36,159	-	\$ 36,159	\$ 49,045
Misc-Contingency	\$ 2,633	\$ 2,611	\$ 5,000	\$ 1,254	\$ 2,200	\$ 3,454	-
Annual District Filing Fee	\$ 175	\$ 175	\$ 175	\$ 175	-	\$ 175	\$ 175
Total Administrative	\$ 268,164	\$ 305,013	\$ 276,306	\$ 271,619	\$ 42,369	\$ 313,988	\$ 318,715

Field Services

ProfServ-Field Management	\$ 278,023	\$ 303,346	\$ 338,872	\$ 282,393	\$ 56,479	\$ 338,872	\$ 338,872
Trailer Rental/Tank Drainage	-	-	\$ 6,960	\$ 5,800	\$ 1,160	\$ 6,960	\$ 8,500
Total Field Services	\$ 278,023	\$ 303,346	\$ 345,832	\$ 288,193	\$ 57,639	\$ 345,832	\$ 347,372

Summary of Revenues, Expenditures, and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
General Fund

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG -	PROJECTED	BUDGET
			FY 2022	JUL-2022	SEP-2022	FY 2022	FY 2023
Landscape Services							
Contracts - Mulch	\$ 59,405	\$ 60,516	\$ 62,220	\$ 51,191	\$ 10,238	\$ 61,429	\$ 146,608
Contracts - Irrigation	-	\$ 13,200	\$ 26,400	\$ 22,330	\$ 4,070	\$ 26,400	\$ 42,822
Contracts - Landscape	\$ 260,808	\$ 306,148	\$ 272,300	\$ 225,202	\$ 45,040	\$ 270,242	\$ 294,685
Contracts - Tree Maintenance	-	-	-	-	-	-	\$ 46,909
Contracts - Shrub Maintenance	\$ 154,291	\$ 157,183	\$ 161,110	\$ 132,961	\$ 26,592	\$ 159,553	\$ 86,074
Contracts - Annuals	-	-	-	-	-	-	\$ 12,672
Contracts - Trash/Debris	-	-	-	-	-	-	\$ 19,565
R&M-Irrigation	\$ 8,887	\$ 12,298	\$ 15,000	\$ 21,645	-	\$ 21,645	\$ 30,000
R&M-Trees and Trimming	\$ 29,810	\$ 9,065	\$ 40,000	\$ 32,100	\$ 7,900	\$ 40,000	\$ 40,000
Miscellaneous Services	\$ 26,775	\$ 21,592	\$ 35,000	\$ 5,695	\$ 1,139	\$ 6,834	\$ 35,000
Total Landscape Services	\$ 539,976	\$ 580,002	\$ 612,030	\$ 491,124	\$ 94,980	\$ 586,104	\$ 754,335
Utilities							
Electricity - General	\$ 33,920	\$ 35,546	\$ 37,000	\$ 27,912	\$ 5,582	\$ 33,494	\$ 40,700
Electricity - Streetlighting	\$ 100,399	\$ 102,284	\$ 110,000	\$ 88,070	\$ 17,614	\$ 105,684	\$ 121,000
Utility - Water & Sewer	\$ 153,651	\$ 126,843	\$ 180,000	\$ 145,459	\$ 29,092	\$ 174,551	\$ 198,000
Total Utilities	\$ 287,970	\$ 264,673	\$ 327,000	\$ 261,441	\$ 52,288	\$ 313,729	\$ 359,700
Operation & Maintenance							
Communication - Telephone	\$ 5,764	\$ 4,437	-	-	-	-	-
Utility - Refuse Removal	\$ 2,771	\$ 2,745	\$ 3,000	\$ 2,382	\$ 450	\$ 2,832	\$ 3,000
R&M - Ponds/Buck Lake	\$ 3,008	\$ 1,085	\$ 3,500	\$ 2,589	\$ 911	\$ 3,500	\$ 20,000
R&M - Pools	\$ 34,071	\$ 22,699	\$ 32,000	\$ 103,913	-	\$ 103,913	\$ 35,000
R&M - Roads & Alleyways	\$ 2,051	-	\$ 2,000	-	\$ 1,026	\$ 1,026	\$ 2,000
R&M - Sidewalks	\$ 33,048	\$ 92	\$ 15,000	\$ 11,676	\$ 2,335	\$ 14,011	\$ 20,000
R&M - Vehicles/Equipment	\$ 9,743	\$ 6,574	\$ 15,000	\$ 3,638	\$ 728	\$ 4,366	\$ 15,000
R&M - RV Storage Lot	\$ 10,070	\$ 7,570	\$ 20,000	\$ 6,357	\$ 1,271	\$ 7,628	\$ 5,000
R&M - Equipment Boats	\$ 9,190	\$ 3,536	\$ 6,000	\$ 4,277	\$ 855	\$ 5,132	\$ 10,000
R&M - Parks & Facilities	\$ 19,359	\$ 22,776	\$ 25,000	\$ 23,241	\$ 4,648	\$ 27,889	\$ 25,000
R&M - Garden Lot	-	-	-	\$ 1,273	-	\$ 1,273	\$ 2,000
R&M - Invasives/Follow-Up	-	-	-	-	-	-	\$ 105,000
R&M - Light Poles	-	-	-	-	-	-	\$ 10,000
Miscellaneous Services	\$ 1,250	\$ 129	\$ 1,100	\$ 1,350	-	\$ 1,350	-
Invasive Treatment	\$ 4,276	\$ 9,736	\$ 8,000	\$ 9,002	-	\$ 9,002	-
Security	\$ 8,224	\$ 3,107	\$ 5,700	\$ 8,278	-	\$ 8,278	\$ 5,700
Op Supplies - Fuel, Oil	\$ 3,258	\$ 1,971	\$ 4,000	\$ 2,473	\$ 495	\$ 2,968	\$ 8,000
Cap Outlay - Other	\$ 33,073	\$ 29,765	-	-	-	-	-
Cap Outlay - Vehicles	\$ 15,451	\$ 11,145	\$ 30,000	-	\$ 30,000	\$ 30,000	\$ 30,000
Capital Outlay	\$ 364,684	-	-	-	-	-	-
Reserve - Renewal & Replacement	\$ 52,155	\$ 46,945	-	-	-	-	-
Reserve - Sidewalks & Alleyways	-	\$ 21,724	-	-	-	-	-
Reserve - Miscellaneous Other	-	-	-	-	-	-	\$ 300,000
Total Operation & Maintenance	\$ 611,446	\$ 196,036	\$ 170,300	\$ 180,449	\$ 42,719	\$ 223,168	\$ 595,700

Summary of Revenues, Expenditures, and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
General Fund

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
<i>Non-Operating</i>							
Bad Debt Expenses	-	-	-	-	-	-	-
Total Non-Operating	-	-	-	-	-	-	-
TOTAL FOR O&M	\$ 1,717,415	\$ 1,344,057	\$ 1,455,162	\$ 1,221,207	\$ 247,626	\$ 1,468,833	\$ 2,057,107
<i>Construction In Progress</i>							
Construction in Progress	-	-	-	-	-	-	-
Total Construction In Progress	-	-	-	-	-	-	-
<i>Debt Service</i>							
Principal Debt Retirement	\$ 75,576	\$ 12,260	\$ 12,868	\$ 12,868	-	\$ 12,868	\$ 13,507
Interest Expense	\$ 7,620	\$ 14,340	\$ 13,732	\$ 13,732	-	\$ 13,732	\$ 13,093
Total Debt Service	\$ 83,196	\$ 26,600	\$ 26,600	\$ 26,600	-	\$ 26,600	\$ 26,600
TOTAL EXPENDITURES	\$ 2,068,775	\$ 1,675,670	\$ 1,758,068	\$ 1,519,426	\$ 289,994	\$ 1,809,420	\$ 2,402,422
Excess (deficiency) of revenues	\$ (194,416)	\$ 158,389	\$ 40,276	\$ 332,568	\$ (288,077)	\$ 44,490	\$ (55,337)
OTHER FINANCING SOURCES (USES)							
Operating Transfers-Out	\$ 364,684	-	\$ (66,540)	\$ (675,246)	-	\$ (675,246)	-
Contribution to (Use of) Fund Balance	-	-	\$ (26,264)	-	-	-	-
TOTAL OTHER SOURCES (USES)	\$ 364,684	-	\$ (92,804)	\$ (675,246)	-	\$ (675,246)	-
Net change in fund balance	\$ 170,268	\$ 158,389	\$ (52,528)	\$ (342,678)	\$ (288,077)	\$ (630,756)	\$ (55,337)
FUND BALANCE, BEGINNING	\$ 1,151,817	\$ 1,322,085	\$ 1,480,474	\$ 1,155,721	-	\$ 1,155,721	\$ 524,965
FUND BALANCE, ENDING	\$ 1,322,085	\$ 1,480,474	\$ 1,427,946	\$ 813,043	\$ (288,077)	\$ 524,965	\$ 469,629

Fiscal Year 2023 **Exhibit "A-1"**
Allocation of "**General**" Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 524,965
Net Change in Fund Balance - Fiscal Year 2023	\$ (55,337)
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	\$ 469,629

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter	\$ 122,000 ⁽¹⁾
Series 2015 Debt Service Reserve - VC1	\$ 345,801 ⁽²⁾
Subtotal	<u>\$ 467,801</u>

Total Allocation of Available Funds	\$ 467,801
--	-------------------

Total Unassigned (undesignated) Cash	\$ 1,828
---	-----------------

Notes

- (1) Available for 1st quarter operating expenditures. Note: full 3 month Operating Capital is \$600,605
- (2) The District has acquired parcel VC1 and will pay the Series 2015 Debt Service associated with this parcel over the life of the bond. The remaining obligation associated with this parcel is \$ 345,801

Harmony
Community Development District

Reserves Budget
Fiscal Year 2023

Summary of Revenues, Expenditures, and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
Reserve Fund

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	-	-	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-	-	-
EXPENDITURES							
<i>Operation & Maintenance</i>				<i>{ These line items removed from accounting sheet. }</i>			
Reserve - Renewal & Replacement	-	-	\$ 23,040	\$ 194,120	-	\$ 194,120	-
Reserve - Sidewalks & Alleyways	-	-	\$ 43,500	-	-	-	-
<i>Total Operation & Maintenance</i>	-	-	\$ 66,540	\$ 194,120	-	\$ 194,120	-
TOTAL EXPENDITURES	-	-	\$ 66,540	\$ 194,120	-	\$ 194,120	-
Excess (deficiency) of revenues	-	-	\$ (66,540)	\$ (194,120)	-	\$ (194,120)	-
OTHER FINANCING SOURCES (USES)							
<i>Operating Transfers - In</i>				<i>{ These items referenced from accounting sheet. }</i>			
Operating Transfers - In	-	-	\$ 66,540	\$ 675,246	-	\$ 675,246	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	\$ 66,540	\$ 675,246	-	\$ 675,246	-
Net change in fund balance	-	-	-	\$ 481,126	-	\$ 481,126	-
FUND BALANCE, BEGINNING	-	-	-	\$ 324,754	-	\$ 324,754	\$ 805,880
FUND BALANCE, ENDING	-	-	-	\$ 805,880	-	\$ 805,880	\$ 805,880

Fiscal Year 2023 **Exhibit "A-2"**
Allocation of "Reserve" Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 805,880
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	\$ 805,880

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Reserves - Renewal & Replacement (Prior Years)	\$ 23,270 ⁽¹⁾	
Reserves - Renewal & Replacement (FY 2022)	\$ 23,040 ⁽²⁾	
Reserves - Renewal & Replacement (FY 2022 Spending)	\$ (46,310) ⁽³⁾	
Reserves - Renewal & Replacement (FY 2023)	-	- ⁽⁴⁾
Reserves - Sidewalk and Alleyways (Prior Years)	\$ 251,484 ⁽¹⁾	
Reserves - Sidewalk and Alleyways (FY 2022)	\$ 43,500 ⁽²⁾	
Reserves - Sidewalk and Alleyways (FY 2023)	-	\$ 294,984 ⁽⁴⁾
Reserves - Uninsured Repairs (Prior Years)	\$ 50,000 ⁽¹⁾	\$ 50,000

Total Allocation of Available Funds	\$ 344,984
--	-------------------

Total Unassigned (undesigned) Cash	\$ 460,896
---	-------------------

Notes

- (1) Prior year assignment by 09/30/2021 Board motion.
- (2) Reserves budgeted by Board for FY 2022.
- (3) Reduction in fund balance assigned by Board.
- (4) Proposed budgeted reserves in FY 2023.

Harmony
Community Development District

Debt Service Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
Series 2014 Debt Service Fund

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	AUG -	PROJECTED	BUDGET
			FY 2022	JUL-2022	SEP-2022	FY 2022	FY 2023
REVENUES							
Interest - Investments	\$ 8,012	\$ 72	\$ 62	\$ 57	\$ 11	\$ 68	\$ 61
Special Assmnts - Tax Collector	\$ 1,248,229	\$ 1,242,841	\$ 1,230,013	\$ 1,228,420	-	\$ 1,228,420	\$ 1,217,276
Special Assessments - Other	-	-	-	-	-	-	-
Special Assmnts - Prepayment	\$ 44,405	\$ 111,476	-	\$ 127,637	-	\$ 127,637	-
Special Assmnts - Discounts	\$ (14,026)	\$ (34,723)	\$ (49,201)	\$ (37,209)	-	\$ (37,209)	\$ (48,691)
TOTAL REVENUES	\$ 1,286,620	\$ 1,319,666	\$ 1,180,874	\$ 1,318,905	\$ 11	\$ 1,318,916	\$ 1,168,646
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	\$ 16,241	\$ 15,536	\$ 24,600	\$ 23,961	-	\$ 23,961	\$ 24,346
Total Administrative	\$ 16,241	\$ 15,536	\$ 24,600	\$ 23,961	-	\$ 23,961	\$ 24,346
<i>Debt Service</i>							
Principal Debt Retirement	\$ 610,000	\$ 640,000	\$ 670,000	\$ 665,000	-	\$ 665,000	\$ 695,000
Principal Prepayments	\$ 95,000	\$ 125,000	-	\$ 85,000	-	\$ 85,000	-
Interest Expense	\$ 569,413	\$ 535,144	\$ 497,313	\$ 496,931	-	\$ 496,931	\$ 459,663
Total Debt Service	\$ 1,274,413	\$ 1,300,144	\$ 1,167,313	\$ 1,246,931	-	\$ 1,246,931	\$ 1,154,663
TOTAL EXPENDITURES	\$ 1,290,654	\$ 1,315,680	\$ 1,191,913	\$ 1,270,892	-	\$ 1,270,892	\$ 1,179,008
Excess (deficiency) of revenues	\$ (4,034)	\$ 3,986	\$ (11,039)	\$ 48,013	\$ 11	\$ 48,024	\$ (10,362)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	\$ (11,039)	-	-	-	\$ (10,362)
TOTAL OTHER SOURCES (USES)	-	-	\$ (11,039)	-	-	-	\$ (10,362)
Net change in fund balance	\$ (4,034)	\$ 3,986	\$ (11,039)	\$ 48,013	\$ 11	\$ 48,024	\$ (10,362)
FUND BALANCE, BEGINNING	\$ 1,240,786	\$ 1,236,752	\$ 1,234,165	\$ 1,240,737	-	\$ 1,240,737	\$ 1,288,761
FUND BALANCE, ENDING	\$ 1,236,752	\$ 1,234,165	\$ 1,223,126	\$ 1,288,750	\$ 11	\$ 1,288,761	\$ 1,278,400

**Harmony Community Development District
Series 2014 Special Assessment Bonds
AMORTIZATION SCHEDULE**

Period Ending	Outstanding Balance	Principal Payment	Special Call	Coupon Rate	Interst Payment	Annual Debt Service
2022/11/01	\$ 8,860,000				\$ 229,831	
2023/05/01	\$ 8,860,000	\$ 695,000		5.188%	\$ 229,831	\$ 1,154,663
2023/11/01	\$ 8,165,000				\$ 212,456	
2024/05/01	\$ 8,165,000	\$ 730,000		5.204%	\$ 212,456	\$ 1,154,913
2024/11/01	\$ 7,435,000				\$ 194,206	
2025/05/01	\$ 7,435,000	\$ 770,000		5.224%	\$ 194,206	\$ 1,158,413
2025/11/01	\$ 6,665,000				\$ 174,956	
2026/05/01	\$ 6,665,000	\$ 810,000		5.250%	\$ 174,956	\$ 1,159,913
2026/11/01	\$ 5,855,000				\$ 153,694	
2027/05/01	\$ 5,855,000	\$ 850,000		5.250%	\$ 153,694	\$ 1,157,388
2027/11/01	\$ 5,005,000				\$ 131,381	
2028/05/01	\$ 5,005,000	\$ 900,000		5.250%	\$ 131,381	\$ 1,162,763
2028/11/01	\$ 4,105,000				\$ 107,756	
2029/05/01	\$ 4,105,000	\$ 945,000		5.250%	\$ 107,756	\$ 1,160,513
2029/11/01	\$ 3,160,000				\$ 82,950	
2030/05/01	\$ 3,160,000	\$ 1,000,000		5.250%	\$ 82,950	\$ 1,165,900
2030/11/01	\$ 2,160,000				\$ 56,700	
2031/05/01	\$ 2,160,000	\$ 1,050,000		5.250%	\$ 56,700	\$ 1,163,400
2031/11/01	\$ 1,110,000				\$ 29,138	
2032/05/01	\$ 1,110,000	\$ 1,110,000		5.250%	\$ 29,138	\$ 1,168,275
		\$ 8,860,000	-		\$ 2,746,138	\$ 11,606,138

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget
 Series 2015 Debt Service Fund

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUL-2022	PROJECTED AUG - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 6,923	\$ 44	\$ 43	\$ 42	\$ 8	\$ 50	\$ 40
Special Assmnts - Tax Collector	\$ 937,503	\$ 867,673	\$ 856,710	\$ 841,966	-	\$ 841,966	\$ 796,597
Special Assessments - Other	\$ 83,196	\$ 26,600	\$ 26,600	\$ 26,600	-	\$ 26,600	\$ 26,600
Special Assmnts - Prepayment	\$ 693,013	\$ 284,977	-	\$ 1,154,610	-	\$ 1,154,610	-
Special Assmnts - Discounts	\$ (10,535)	\$ (24,241)	\$ (34,268)	\$ (25,504)	-	\$ (25,504)	\$ (31,864)
TOTAL REVENUES	\$ 1,710,100	\$ 1,155,053	\$ 849,085	\$ 1,997,714	\$ 8	\$ 1,997,722	\$ 791,373
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	\$ 12,198	\$ 10,846	\$ 17,134	\$ 16,423	-	\$ 16,423	\$ 15,932
Total Administrative	\$ 12,198	\$ 10,846	\$ 17,134	\$ 16,423	-	\$ 16,423	\$ 15,932
<i>Debt Service</i>							
Principal Debt Retirement	\$ 395,000	\$ 380,000	\$ 390,000	\$ 385,000	-	\$ 385,000	\$ 390,000
Principal Prepayments	\$ 1,315,000	\$ 460,000	-	\$ 445,000	-	\$ 445,000	-
Interest Expense	\$ 532,613	\$ 463,384	\$ 430,606	\$ 426,544	-	\$ 426,544	\$ 389,775
Total Debt Service	\$ 2,242,613	\$ 1,303,384	\$ 820,606	\$ 1,256,544	-	\$ 1,256,544	\$ 779,775
TOTAL EXPENDITURES	\$ 2,254,811	\$ 1,314,230	\$ 837,740	\$ 1,272,967	-	\$ 1,272,967	\$ 795,707
Excess (deficiency) of revenues	\$ (544,711)	\$ (159,177)	\$ 11,344	\$ 724,747	\$ 8	\$ 724,756	\$ (4,334)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	\$ 11,344	-	-	-	\$ (4,334)
TOTAL OTHER SOURCES (USES)	-	-	\$ 11,344	-	-	-	\$ (4,334)
Net change in fund balance	\$ (544,711)	\$ (159,177)	\$ 11,344	\$ 724,747	\$ 8	\$ 724,756	\$ (4,334)
FUND BALANCE, BEGINNING	\$ 1,526,399	\$ 944,506	\$ 785,329	\$ 822,511	-	\$ 822,511	\$ 1,547,267
FUND BALANCE, ENDING	\$ 944,506	\$ 785,329	\$ 796,673	\$ 1,547,258	\$ 8	\$ 1,547,267	\$ 1,542,932

**Harmony Community Development District
Series 2015 Special Assessment Bonds
AMORTIZATION SCHEDULE**

Period Ending	Outstanding Balance	Principal Payment	Special Call	Coupon Rate	Interest Payment	Annual Debt Service
2022/11/01	\$ 7,695,000				\$ 194,888	
2023/05/01	\$ 7,695,000	\$ 390,000		5.065%	\$ 194,888	\$ 779,775
2023/11/01	\$ 7,305,000				\$ 185,625	
2024/05/01	\$ 7,305,000	\$ 410,000		5.082%	\$ 185,625	\$ 781,250
2024/11/01	\$ 6,895,000				\$ 175,888	
2025/05/01	\$ 6,895,000	\$ 425,000		5.102%	\$ 175,888	\$ 776,775
2025/11/01	\$ 6,470,000				\$ 165,794	
2026/05/01	\$ 6,470,000	\$ 450,000		5.125%	\$ 165,794	\$ 781,588
2026/11/01	\$ 6,020,000				\$ 154,263	
2027/05/01	\$ 6,020,000	\$ 475,000		5.125%	\$ 154,263	\$ 783,525
2027/11/01	\$ 5,545,000				\$ 142,091	
2028/05/01	\$ 5,545,000	\$ 500,000		5.125%	\$ 142,091	\$ 784,181
2028/11/01	\$ 5,045,000				\$ 129,278	
2029/05/01	\$ 5,045,000	\$ 525,000		5.125%	\$ 129,278	\$ 783,556
2029/11/01	\$ 4,520,000				\$ 115,825	
2030/05/01	\$ 4,520,000	\$ 550,000		5.125%	\$ 115,825	\$ 781,650
2030/11/01	\$ 3,970,000				\$ 101,731	
2031/05/01	\$ 3,970,000	\$ 580,000		5.125%	\$ 101,731	\$ 783,463
2031/11/01	\$ 3,390,000				\$ 86,869	
2032/05/01	\$ 3,390,000	\$ 610,000		5.125%	\$ 86,869	\$ 783,738
2032/11/01	\$ 2,780,000				\$ 71,238	
2033/05/01	\$ 2,780,000	\$ 645,000		5.125%	\$ 71,238	\$ 787,475
2033/11/01	\$ 2,135,000				\$ 54,709	
2034/05/01	\$ 2,135,000	\$ 675,000		5.125%	\$ 54,709	\$ 784,419
2034/11/01	\$ 1,460,000				\$ 37,413	
2035/05/01	\$ 1,460,000	\$ 710,000		5.125%	\$ 37,413	\$ 784,825
2035/11/01	\$ 750,000				\$ 19,219	
2036/05/01	\$ 750,000	\$ 750,000		5.125%	\$ 19,219	\$ 788,438
Total		\$ 7,695,000	-		\$ 3,269,656	\$ 10,964,656

Fiscal Year 2023 **Exhibit "B"**
Allocation of "**Debt Service**" Fund Balances

	<u>Debt Service Series 2014</u>	<u>Debt Service Series 2015</u>
<u>AVAILABLE FUNDS</u>		
Beginning Fund Balance - Fiscal Year 2023	\$ 1,288,761	\$ 1,547,267
Net Change in Fund Balance - Fiscal Year 2023	\$ (10,362)	\$ (4,334)
Reserves - Fiscal Year 2023 Additions	-	-
Total Funds Available (Estimated) - 9/30/2023	\$ 1,278,400	\$ 1,542,933
<u>ALLOCATION OF AVAILABLE FUNDS</u>		
<i>Restricted Fund Balance</i>		
Interest Payment(s) - Fiscal Year 2023	\$ 459,663	\$ 389,775
Reserve Account(s) - US Bank	\$ 407,313	\$ 440,000
<i>Assigned Fund Balance</i>		
Place balances here.	-	-
Total Allocation of Available Funds	\$ 866,975	\$ 829,775
Total Unassigned (undesigned) Cash	\$ 411,425	\$ 713,158

Notes

Harmony
Community Development District

Supporting Budget Schedules
Fiscal Year 2023

**Harmony Community Development District
2023-2022 Non-Ad Valorem Assessment Summary
(Adopted & Levied Schedule)**

Neighborhood	Platting	Lot Type	Lot Width	O & M		2014 Debt Service		2015 Debt Service		Total		[Balance]		Nmrbr Acres					
				FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023		**Par per Unit/Acre	Nmrbr Units			
A-1	PLATED	MF	n/a	Yearly Maintenance Cost	28.1%	2014 Debt Service	2015 Debt Service	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	Nmrbr Units		
				\$ 594.25	\$ 463.92	28.1%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,199.96	\$ 1,069.63	12.2%	\$ 4,040.00	\$ -	186	
				\$ 1,878.60	\$ 1,466.58	28.1%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,793.47	\$ 3,361.45	12.2%	\$ 12,770.00	\$ -	9	
				\$ 1,526.36	\$ 1,191.60	28.1%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,465.75	\$ 2,197.94	12.2%	\$ 8,300.00	\$ -	35	
				\$ 1,221.09	\$ 953.28	28.1%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 1,991.57	\$ 1,775.27	12.2%	\$ 6,710.00	\$ -	22	
				\$ 986.26	\$ 769.96	28.1%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,659.64	\$ 1,479.38	12.2%	\$ 5,590.00	\$ -	15	
				\$ 821.89	\$ 641.63	28.1%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 3,731.13	\$ 3,325.88	12.2%	\$ 12,560.00	\$ -	10	
				\$ 1,847.73	\$ 1,442.48	28.1%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,031.54	\$ 2,702.28	12.2%	\$ 10,210.00	\$ -	30	
				\$ 1,501.28	\$ 1,172.02	28.1%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,425.23	\$ 2,161.82	12.2%	\$ 8,170.00	\$ -	35	
				\$ 1,201.02	\$ 937.61	28.1%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 1,958.84	\$ 1,746.08	12.2%	\$ 6,600.00	\$ -	30	
C-1	SF	SF	52	Yearly Maintenance Cost	28.1%	2014 Debt Service	2015 Debt Service	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	Nmrbr Units		
				\$ 970.06	\$ 757.30	28.1%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,632.36	\$ 1,455.07	12.2%	\$ 5,500.00	\$ -	12	
				\$ 808.38	\$ 631.09	28.1%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 3,879.84	\$ 3,458.45	12.2%	\$ 13,060.00	\$ -	4	
				\$ 1,921.37	\$ 1,499.98	28.1%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,152.38	\$ 2,809.99	12.2%	\$ 10,610.00	\$ -	14	
				\$ 1,561.12	\$ 1,218.73	28.1%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,521.90	\$ 2,248.00	12.2%	\$ 8,490.00	\$ -	13	
				\$ 1,248.89	\$ 974.99	28.1%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,036.92	\$ 1,815.69	12.2%	\$ 6,860.00	\$ -	31	
				\$ 1,008.72	\$ 787.49	28.1%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,697.43	\$ 1,513.07	12.2%	\$ 5,720.00	\$ -	25	
				\$ 840.60	\$ 656.24	28.1%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 4,008.45	\$ 3,573.09	12.2%	\$ 13,490.00	\$ -	9	
				\$ 1,985.06	\$ 1,549.70	28.1%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,256.86	\$ 2,903.13	12.2%	\$ 10,960.00	\$ -	20	
				\$ 1,612.86	\$ 1,259.13	28.1%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,605.49	\$ 2,322.50	12.2%	\$ 8,770.00	\$ -	6	
D-1	SF	SF	52	Yearly Maintenance Cost	28.1%	2014 Debt Service	2015 Debt Service	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	Nmrbr Units		
				\$ 1,791.15	\$ 920.53	28.1%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,381.06	\$ 2,122.44	12.2%	\$ 8,020.00	\$ -	11	
				\$ 3,146.18	\$ 2,456.16	28.1%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 6,353.10	\$ 5,663.08	12.2%	\$ 21,380.00	\$ -	51	
				\$ 1,420.29	\$ 1,108.79	28.1%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,868.00	\$ 2,556.50	12.2%	\$ 9,650.00	\$ -	62	
				\$ 1,147.15	\$ 895.56	28.1%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,316.45	\$ 2,064.86	12.2%	\$ 7,800.00	\$ -	85	
				\$ 955.96	\$ 746.30	28.1%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,930.37	\$ 1,720.71	12.2%	\$ 6,500.00	\$ -	39	
				\$ 1,068.48	\$ 834.14	28.1%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 2,142.02	\$ 1,907.68	12.3%	\$ 7,160.00	\$ -	39	
				\$ 1,221.12	\$ 953.30	28.1%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,509.37	\$ 2,241.55	11.9%	\$ 8,590.00	\$ -	14	
				\$ 1,526.39	\$ 1,191.62	28.1%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 3,121.37	\$ 2,786.60	12.0%	\$ 10,640.00	\$ -	13	
				\$ 763.20	\$ 595.81	28.1%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,530.02	\$ 1,362.63	12.3%	\$ 5,120.00	\$ -	46	
H2/F/A2/M	SF	SF	50	Yearly Maintenance Cost	28.1%	2014 Debt Service	2015 Debt Service	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	Nmrbr Units		
				\$ 1,553.14	\$ 1,212.51	28.1%	\$ 1,592.89	\$ 1,592.89	0.00%	\$ -	\$ -	N/A	\$ 3,146.03	\$ 2,805.40	12.1%	\$ 10,620.00	\$ -	164	
				\$ 1,541.54	\$ 1,203.45	28.1%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 3,076.27	\$ 2,738.18	12.3%	\$ 12,460.00	\$ -	176	
				\$ 1,926.93	\$ 1,504.31	28.1%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,845.34	\$ 3,422.72	12.3%	\$ 15,580.00	\$ -	189	
				\$ 2,312.31	\$ 1,805.18	28.1%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,614.41	\$ 4,107.28	12.3%	\$ 18,690.00	\$ -	45	
				\$ 1,541.54	\$ 1,203.45	28.1%	\$ -	\$ -	N/A	\$ 1,432.69	\$ 1,432.69	0.00%	\$ 2,974.23	\$ 2,636.14	12.8%	\$ 11,640.00	\$ -	38	
				\$ 1,926.93	\$ 1,504.31	28.1%	\$ -	\$ -	N/A	\$ 1,790.86	\$ 1,790.86	0.00%	\$ 3,717.79	\$ 3,295.17	12.8%	\$ 14,540.00	\$ -	28	
				\$ 2,312.31	\$ 1,805.18	28.1%	\$ -	\$ -	N/A	\$ 2,149.03	\$ 2,149.03	0.00%	\$ 4,461.34	\$ 3,954.21	12.8%	\$ 17,450.00	\$ -	14	
				\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 11,096.21	\$ 9,870.04	12.4%	\$ 44,700.00	\$ -	0.28	
				\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.0%	\$ 420,190.00	\$ -		
I/J/L/O	SF	SF	50	Yearly Maintenance Cost	28.1%	2014 Debt Service	2015 Debt Service	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	FY 2023	FY 2022	% Change (Decrease) / Increase	Nmrbr Units		
				\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 11,096.21	\$ 9,870.04	12.4%	\$ 44,700.00	\$ -	7.58	
				\$ 5,590.77	\$ -	NA	\$ -	\$ -	NA	\$ -	\$ -	0.00%	\$ 5,590.77	\$ -	NA	\$ -	\$ -	2.13	
				\$ 5,590.77	\$ -	NA	\$ -	\$ -	NA	\$ -	\$ -	0.00%	\$ 5,590.77	\$ -	NA	\$ -	\$ -	6.62	
				\$ 1,611.74	\$ 1,258.25	28.1%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,234.92	0.00%	\$ 2,846.66	\$ 2,493.18	14.2%	\$ 10,030.00	\$ -	35	
				\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 11,096.21	\$ 9,870.04	12.4%	\$ 44,700.00	\$ -	12.45	
				\$ 5,590.77	\$ 4,364.60	28.1%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 4,283.68	0.00%	\$ 9,874.45	\$ 8,648.28	14.2%	\$ 34,780.00	\$ -	7.43	
				\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	1580
				\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	438.62
				\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ -	\$ -	0.00%	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%	

*ADS was reduced on these lands as a result of true-up payment permitted on Oct 3, 2017.
 **Par Balance values take into account payment of 2022 tax bill. Please note: these are not official payoffs. Payoffs must be obtained via estoppel from IntraMark.
 ***All lands, with the exception of Parcel VC1, are assessed on the Tax Collector Assessment Roll