

HARMONY

Community Development District

Financial Statements

(Unaudited)

July 31, 2019

Balance Sheet
July 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 300,141	\$ -	\$ -	\$ 300,141
Assessments Receivable	23,533	-	28,298	51,831
Investments:				
Certificates of Deposit - 6 Months	104,245	-	-	104,245
Money Market Account	1,009,694	-	-	1,009,694
Prepayment Account	-	65,722	862,739	928,461
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	557,518	218,290	775,808
Prepaid Items	727	-	-	727
TOTAL ASSETS	\$ 1,438,340	\$ 1,230,553	\$ 1,449,327	\$ 4,118,220
<u>LIABILITIES</u>				
Accounts Payable	\$ 24,438	\$ -	\$ -	\$ 24,438
Accrued Expenses	5,796	-	-	5,796
Deferred Revenue	23,533	-	28,298	51,831
TOTAL LIABILITIES	53,767	-	28,298	82,065
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	727	-	-	727
Restricted for:				
Debt Service	-	1,230,553	1,421,029	2,651,582
Assigned to:				
Operating Reserves	397,009	-	-	397,009
Reserves-Renewal & Replacement	99,188	-	-	99,188
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	93,208	-	-	93,208
Unassigned:	744,441	-	-	744,441
TOTAL FUND BALANCES	\$ 1,384,573	\$ 1,230,553	\$ 1,421,029	\$ 4,036,155
TOTAL LIABILITIES & FUND BALANCES	\$ 1,438,340	\$ 1,230,553	\$ 1,449,327	\$ 4,118,220

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 5,000	\$ 11,583	\$ 6,583
Interest - Tax Collector	-	-	1,689	1,689
Special Assmnts- Tax Collector	1,968,147	1,968,147	1,944,617	(23,530)
Special Assmnts- Discounts	(78,726)	(78,726)	(49,266)	29,460
Other Miscellaneous Revenues	-	-	212	212
Access Cards	1,200	1,000	1,640	640
Facility Revenue	300	250	650	400
User Facility Revenue	12,600	10,500	17,380	6,880
TOTAL REVENUES	1,909,521	1,906,171	1,928,505	22,334
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	9,330	8,800	530
FICA Taxes	857	710	673	37
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	10,000	8,330	6,472	1,858
ProfServ-Legal Services	50,000	41,670	60,307	(18,637)
ProfServ-Mgmt Consulting Serv	55,984	46,650	52,653	(6,003)
ProfServ-Property Appraiser	779	779	440	339
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	10,024	10,560	(536)
Auditing Services	4,800	4,800	4,355	445
Postage and Freight	750	630	737	(107)
Rental - Meeting Room	4,200	3,500	4,675	(1,175)
Insurance - General Liability	27,867	27,867	24,391	3,476
Printing and Binding	2,000	1,670	544	1,126
Legal Advertising	900	750	353	397
Misc-Records Storage	150	130	-	130
Misc-Assessmnt Collection Cost	39,363	39,363	38,039	1,324
Misc-Contingency	2,600	2,170	1,016	1,154
Office Supplies	150	130	17	113
Annual District Filing Fee	175	175	175	-
Total Administration	233,321	210,200	225,129	(14,929)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	230,000	191,670	207,158	(15,488)
Total Field	230,000	191,670	207,158	(15,488)
<u>Landscape Services</u>				
Contracts-Mulch	58,803	49,000	49,003	(3)
Contracts - Landscape	272,363	226,970	226,969	1
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	127,230	127,230	-
R&M-Irrigation	15,000	12,500	6,510	5,990
R&M-Trees and Trimming	25,000	20,830	550	20,280
Miscellaneous Services	27,475	22,900	37,118	(14,218)
Total Landscape Services	551,317	459,430	447,380	12,050
<u>Utilities</u>				
Electricity - General	26,400	22,000	30,300	(8,300)
Electricity - Streetlighting	84,000	70,000	80,678	(10,678)
Utility - Water & Sewer	130,000	108,330	158,039	(49,709)
Lease - Street Light	90,000	75,000	5,123	69,877
Buydown - Street Lights	-	-	345,326	(345,326)
Cap Outlay - Streetlights	386,202	386,202	-	386,202
Total Utilities	716,602	661,532	619,466	42,066
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	3,750	3,831	(81)
Utility - Refuse Removal	3,000	2,500	2,277	223
R&M-Ponds	10,000	8,330	1,682	6,648
R&M-Pools	20,000	16,670	25,617	(8,947)
R&M-Roads & Alleyways	5,000	4,170	387	3,783
R&M-Sidewalks	5,000	4,170	623	3,547
R&M-Vehicles	15,000	12,500	9,929	2,571
R&M-User Supported Facility	12,600	10,500	39,693	(29,193)
R&M-Equipment Boats	7,500	6,250	2,367	3,883
R&M-Parks & Facilities	35,000	29,170	27,530	1,640
Miscellaneous Services	2,400	2,000	950	1,050
Misc-Contingency	9,000	7,500	21,994	(14,494)
Misc-Security Enhancements	5,000	4,170	5,518	(1,348)
Op Supplies - Fuel, Oil	4,000	3,330	3,189	141
Cap Outlay - Other	20,000	20,000	27,746	(7,746)
Cap Outlay - Vehicles	25,000	25,000	22,526	2,474
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	243,000	220,010	195,859	24,151

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,974,240	1,742,842	1,694,992	47,850
Excess (deficiency) of revenues Over (under) expenditures	(64,719)	163,329	233,513	70,184
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(64,719)	-	-	-
TOTAL FINANCING SOURCES (USES)	(64,719)	-	-	-
Net change in fund balance	\$ (64,719)	\$ 163,329	\$ 233,513	\$ 70,184
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,151,060	1,151,060	1,151,060	
FUND BALANCE, ENDING	\$ 1,086,341	\$ 1,314,389	\$ 1,384,573	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 830	\$ 3,268	\$ 2,438
Special Assmnts- Tax Collector	1,260,584	1,260,584	1,257,487	(3,097)
Special Assmnts- Prepayment	-	-	79,626	79,626
Special Assmnts- Discounts	(50,423)	(50,423)	(31,858)	18,565
TOTAL REVENUES	1,211,161	1,210,991	1,308,523	97,532
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	25,212	25,212	24,598	614
Total Administration	25,212	25,212	24,598	614
Debt Service				
Principal Debt Retirement	605,000	605,000	585,000	20,000
Principal Prepayments	-	-	45,000	(45,000)
Interest Expense	602,813	602,813	602,025	788
Total Debt Service	1,207,813	1,207,813	1,232,025	(24,212)
TOTAL EXPENDITURES	1,233,025	1,233,025	1,256,623	(23,598)
Excess (deficiency) of revenues Over (under) expenditures	(21,864)	(22,034)	51,900	73,934
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(21,864)	-	-	-
TOTAL FINANCING SOURCES (USES)	(21,864)	-	-	-
Net change in fund balance	\$ (21,864)	\$ (22,034)	\$ 51,900	\$ 73,934
FUND BALANCE, BEGINNING (OCT 1, 2018)	1,178,653	1,178,653	1,178,653	
FUND BALANCE, ENDING	\$ 1,156,789	\$ 1,156,619	\$ 1,230,553	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 250	\$ 2,377	\$ 2,127
Special Assmnts- Tax Collector	1,096,637	1,096,637	1,037,261	(59,376)
Special Assmnts- Prepayment	-	-	958,727	958,727
Special Assmnts- Discounts	(43,865)	(43,865)	(26,279)	17,586
TOTAL REVENUES	1,053,072	1,053,022	1,972,086	919,064
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	21,933	21,933	20,290	1,643
Total Administration	21,933	21,933	20,290	1,643
Debt Service				
Principal Debt Retirement	430,000	430,000	420,000	10,000
Principal Prepayments	-	-	435,000	(435,000)
Interest Expense	588,150	588,150	589,966	(1,816)
Total Debt Service	1,018,150	1,018,150	1,444,966	(426,816)
TOTAL EXPENDITURES	1,040,083	1,040,083	1,465,256	(425,173)
Excess (deficiency) of revenues Over (under) expenditures	12,989	12,939	506,830	493,891
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	-	5	5
Contribution to (Use of) Fund Balance	12,989	-	-	-
TOTAL FINANCING SOURCES (USES)	12,989	-	5	5
Net change in fund balance	\$ 12,989	\$ 12,939	\$ 506,835	\$ 493,896
FUND BALANCE, BEGINNING (OCT 1, 2018)	914,194	914,194	914,194	
FUND BALANCE, ENDING	\$ 927,183	\$ 927,133	\$ 1,421,029	

HARMONY

Community Development District

Supporting Schedules

July 31, 2019

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2019**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					General Fund	Series 2014 Debt Service Fund	Series 2015 Debt Service Fund
ASSESSMENTS LEVIED FY 2019				\$ 4,239,365	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261
Allocation %				100%	45.87%	29.66%	24.47%
11/09/17	8,810	156	473	9,439	4,329	2,800	2,309
11/26/18	360,104	15,311	7,349	382,763	175,575	113,536	93,652
12/10/18	1,899,281	80,752	38,761	2,018,794	926,030	598,818	493,946
12/11/18	529	8	11	548	251	162	134
12/20/18	69,181	2,627	1,412	73,219	33,586	21,718	17,915
01/11/19	4,076	120	83	4,279	1,963	1,269	1,047
01/11/19	57,814	1,825	1,180	60,819	27,898	18,040	14,881
02/12/19	185,771	3,918	3,791	193,481	88,750	57,390	47,340
03/11/19	1,006,430	11,687	20,539	1,038,656	476,437	308,088	254,132
04/09/19	4,728	-	97	4,825	2,213	1,431	1,181
04/09/19	143,935	-	2,937	146,873	67,371	43,566	35,936
05/15/19	28,204	(673)	576	28,106	12,893	8,337	6,877
06/14/19	19,719	(586)	402	19,535	8,961	5,794	4,780
06/14/19	260,454	(7,741)	5,315	258,029	118,359	76,537	63,133
TOTAL	\$ 4,049,035	\$ 107,403	\$ 82,926	\$ 4,239,364	\$ 1,944,617	\$ 1,257,487	\$ 1,037,261

Collected in % 100% 100% 100% 100%

TOTAL OUTSTANDING	\$ 0	\$ 0	\$ 0	\$ 0
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Note: Parcel # 30-26-32-2614-TRAC-VC10 has been removed from the tax roll.

Cash and Investment Report
July 31, 2019

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$295,544
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$4,597
				Subtotal	\$300,141
Certificate of Deposit	BankUnited	6 month CD	8/19/2019	2.20%	\$104,245
Money Market Account	BankUnited	Money Market Account	n/a	1.75%	\$1,009,694
				Subtotal	\$1,113,939

Debt Service and Capital Projects Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2014 Prepayment Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$65,722
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.30%	\$557,518
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$862,739
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$218,290
				Subtotal	\$2,651,582
				Total	\$4,065,661