

**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2019**

**Balance Sheet**  
August 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 357,309	\$ -	\$ -	\$ 357,309
Assessments Receivable	23,533	-	28,298	51,831
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	860,848	-	-	860,848
Prepayment Account	-	65,722	902,862	968,584
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	557,774	218,574	776,348
Prepaid Items	2,167	-	-	2,167
<b>TOTAL ASSETS</b>	<b>\$ 1,349,242</b>	<b>\$ 1,230,809</b>	<b>\$ 1,489,734</b>	<b>\$ 4,069,785</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 66,726	\$ -	\$ -	\$ 66,726
Deferred Revenue	23,533	-	28,298	51,831
<b>TOTAL LIABILITIES</b>	<b>90,259</b>	<b>-</b>	<b>28,298</b>	<b>118,557</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	2,167	-	-	2,167
<b>Restricted for:</b>				
Debt Service	-	1,230,809	1,461,436	2,692,245
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	617,411	-	-	617,411
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,258,983</b>	<b>\$ 1,230,809</b>	<b>\$ 1,461,436</b>	<b>\$ 3,951,228</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,349,242</b>	<b>\$ 1,230,809</b>	<b>\$ 1,489,734</b>	<b>\$ 4,069,785</b>

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b>REVENUES</b>				
Interest - Investments	\$ 6,000	\$ 5,500	\$ 13,893	\$ 8,393
Hurricane Irma FEMA Refund	-	-	13,688	13,688
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	1,100	1,930	830
Facility Revenue	300	275	650	375
User Facility Revenue	12,600	11,550	17,380	5,830
<b>TOTAL REVENUES</b>	<b>1,909,521</b>	<b>1,907,846</b>	<b>1,944,793</b>	<b>36,947</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	11,200	10,263	8,800	1,463
FICA Taxes	857	781	673	108
ProfServ-Arbitrage Rebate	1,200	1,200	1,200	-
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	10,000	9,163	6,472	2,691
ProfServ-Legal Services	50,000	45,837	68,986	(23,149)
ProfServ-Mgmt Consulting Serv	55,984	51,315	58,069	(6,754)
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	693	920	(227)
Rental - Meeting Room	4,200	3,850	4,150	(300)
Insurance - General Liability	27,867	27,867	24,391	3,476
Printing and Binding	2,000	1,837	618	1,219
Legal Advertising	900	825	1,046	(221)
Misc-Records Storage	150	143	-	143
Misc-Assessmnt Collection Cost	39,363	39,363	38,039	1,324
Misc-Contingency	2,600	2,387	1,028	1,359
Office Supplies	150	143	17	126
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>233,321</b>	<b>221,767</b>	<b>240,261</b>	<b>(18,494)</b>

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>Field</u></b>				
ProfServ-Field Management	230,000	210,837	226,429	(15,592)
<b>Total Field</b>	<b>230,000</b>	<b>210,837</b>	<b>226,429</b>	<b>(15,592)</b>
<b><u>Landscape Services</u></b>				
Contracts-Mulch	58,803	53,900	53,903	(3)
Contracts - Landscape	272,363	249,667	249,666	1
Cntrs-Shrub/Grnd Cover Annual Svc	152,676	139,953	139,953	-
R&M-Irrigation	15,000	13,750	7,049	6,701
R&M-Trees and Trimming	25,000	22,913	1,250	21,663
Miscellaneous Services	27,475	25,190	39,700	(14,510)
<b>Total Landscape Services</b>	<b>551,317</b>	<b>505,373</b>	<b>491,521</b>	<b>13,852</b>
<b><u>Utilities</u></b>				
Electricity - General	26,400	24,200	32,284	(8,084)
Electricity - Streetlighting	84,000	77,000	88,938	(11,938)
Utility - Water & Sewer	130,000	119,163	167,555	(48,392)
Lease - Street Light	90,000	82,500	5,123	77,377
Buydown - Street Lights	-	-	345,326	(345,326)
Cap Outlay - Streetlights	386,202	386,202	-	386,202
<b>Total Utilities</b>	<b>716,602</b>	<b>689,065</b>	<b>639,226</b>	<b>49,839</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	4,500	4,125	4,312	(187)
Utility - Refuse Removal	3,000	2,750	2,475	275
R&M-Ponds	10,000	9,163	1,682	7,481
R&M-Pools	20,000	18,337	27,714	(9,377)
R&M-Roads & Alleyways	5,000	4,587	531	4,056
R&M-Sidewalks	5,000	4,587	741	3,846
R&M-Vehicles	15,000	13,750	10,770	2,980
R&M-User Supported Facility	12,600	11,550	69,331	(57,781)
R&M-Equipment Boats	7,500	6,875	2,411	4,464
R&M-Parks & Facilities	35,000	32,087	27,967	4,120
Miscellaneous Services	2,400	2,200	950	1,250
Misc-Contingency	9,000	8,250	22,744	(14,494)
Misc-Security Enhancements	5,000	4,587	6,230	(1,643)
Op Supplies - Fuel, Oil	4,000	3,663	3,460	203
Cap Outlay - Other	20,000	20,000	35,589	(15,589)

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
Cap Outlay - Vehicles	25,000	25,000	22,526	2,474
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	<b>243,000</b>	<b>231,511</b>	<b>239,433</b>	<b>(7,922)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,974,240</b>	<b>1,858,553</b>	<b>1,836,870</b>	<b>21,683</b>
Excess (deficiency) of revenues Over (under) expenditures	(64,719)	49,293	107,923	58,630
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(64,719)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(64,719)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (64,719)	\$ 49,293	\$ 107,923	\$ 58,630
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,151,060</b>	<b>1,151,060</b>	<b>1,151,060</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,086,341</b>	<b>\$ 1,200,353</b>	<b>\$ 1,258,983</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 913	\$ 3,524	\$ 2,611
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
<b>TOTAL REVENUES</b>	<b>1,211,161</b>	<b>1,211,074</b>	<b>1,308,779</b>	<b>97,705</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,212	25,212	24,598	614
<b>Total Administration</b>	<b>25,212</b>	<b>25,212</b>	<b>24,598</b>	<b>614</b>
<b><u>Debt Service</u></b>				
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
<b>Total Debt Service</b>	<b>1,207,813</b>	<b>1,207,813</b>	<b>1,232,025</b>	<b>(24,212)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,233,025</b>	<b>1,233,025</b>	<b>1,256,623</b>	<b>(23,598)</b>
Excess (deficiency) of revenues Over (under) expenditures	(21,864)	(21,951)	52,156	74,107
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(21,864)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(21,864)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (21,864)	\$ (21,951)	\$ 52,156	\$ 74,107
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>1,178,653</b>	<b>1,178,653</b>	<b>1,178,653</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,156,789</b>	<b>\$ 1,156,702</b>	<b>\$ 1,230,809</b>	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 275	\$ 2,661	\$ 2,386
Special Assmnts- Tax Collector	1,096,637	1,096,637	1,037,261	(59,376)
Special Assmnts- Prepayment	-	-	998,850	998,850
Special Assmnts- Discounts	(43,865)	(43,865)	(26,279)	17,586
<b>TOTAL REVENUES</b>	<b>1,053,072</b>	<b>1,053,047</b>	<b>2,012,493</b>	<b>959,446</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	21,933	21,933	20,290	1,643
<b>Total Administration</b>	<b>21,933</b>	<b>21,933</b>	<b>20,290</b>	<b>1,643</b>
<b><u>Debt Service</u></b>				
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)
<b>Total Debt Service</b>	<b>1,018,150</b>	<b>1,018,150</b>	<b>1,444,966</b>	<b>(426,816)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,040,083</b>	<b>1,040,083</b>	<b>1,465,256</b>	<b>(425,173)</b>
Excess (deficiency) of revenues Over (under) expenditures	12,989	12,964	547,237	534,273
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	-	5	5
Contribution to (Use of) Fund Balance	12,989	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>12,989</b>	<b>-</b>	<b>5</b>	<b>5</b>
Net change in fund balance	\$ 12,989	\$ 12,964	\$ 547,242	\$ 534,278
<b>FUND BALANCE, BEGINNING (OCT 1, 2018)</b>	<b>914,194</b>	<b>914,194</b>	<b>914,194</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 927,183</b>	<b>\$ 927,158</b>	<b>\$ 1,461,436</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**August 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
<b>ASSESSMENTS LEVIED FY 2019</b>				\$ 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
<b>TOTAL</b>	\$ 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%

<b>TOTAL OUTSTANDING</b>	\$ 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**  
*August 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%	\$349,744
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$7,565
				<b>Subtotal</b>	<u>\$357,309</u>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,385
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$860,848
				<b>Subtotal</b>	<u>\$966,233</u>

**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%	\$557,774
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.30%	\$902,862
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%	\$218,574
				<b>Subtotal</b>	<u>\$2,692,245</u>
				<b>Total</b>	<u><u>\$4,015,786</u></u>