

HARMONY

Community Development District

Financial Statements

(Unaudited)

October 31, 2019

Balance Sheet
October 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 317,006	\$ -	\$ -	\$ 317,006
Accounts Receivable	200	-	-	200
Assessments Receivable	-	-	3,396	3,396
Due From Other Funds	-	8,377	2,252	10,629
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	637,821	-	-	637,821
Prepayment Account	-	65,722	959,034	1,024,756
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	560,822	280,089	840,911
Prepaid Items	937	-	-	937
TOTAL ASSETS	\$ 1,068,259	\$ 1,242,234	\$ 1,577,861	\$ 3,888,354
<u>LIABILITIES</u>				
Accounts Payable	\$ 65,479	\$ -	\$ -	\$ 65,479
Accrued Expenses	15,415	-	-	15,415
Due To Other Funds	10,629	-	-	10,629
TOTAL LIABILITIES	91,523	-	-	91,523
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	937	-	-	937
Restricted for:				
Debt Service	-	1,242,234	1,577,861	2,820,095
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	92,370	-	-	92,370
Reserves - Self Insurance	50,000	-	-	50,000
Reserves - Sidewalks & Alleyways	153,208	-	-	153,208
Unassigned:	256,693	-	-	256,693
TOTAL FUND BALANCES	\$ 976,736	\$ 1,242,234	\$ 1,577,861	\$ 3,796,831
TOTAL LIABILITIES & FUND BALANCES	\$ 1,068,259	\$ 1,242,234	\$ 1,577,861	\$ 3,888,354

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 500	\$ 929	\$ 429
Special Assmnts- Tax Collector	1,876,212	-	-	-
Special Assessments-Tax Collector-VC10	(22,435)	-	(53,200)	(53,200)
Special Assmnts- Discounts	(75,048)	-	-	-
Access Cards	1,200	100	10	(90)
Facility Revenue	300	25	500	475
User Facility Revenue	12,600	1,050	-	(1,050)
TOTAL REVENUES	1,798,829	1,675	(51,761)	(53,436)
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	933	-	933
FICA Taxes	857	71	-	71
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	625	150	475
ProfServ-Legal Services	75,000	6,250	-	6,250
ProfServ-Mgmt Consulting Serv	64,985	5,415	5,415	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	-	-	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	63	75	(12)
Rental - Meeting Room	4,200	350	3,600	(3,250)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	167	-	167
Legal Advertising	900	75	-	75
Misc-Property Taxes	26,600	-	-	-
Misc-Records Storage	150	13	-	13
Misc-Assessmnt Collection Cost	37,524	-	-	-
Misc-Contingency	2,600	217	-	217
Office Supplies	150	13	-	13
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	42,234	32,303	9,931

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	290,000	24,167	19,845	4,322
Total Field	290,000	24,167	19,845	4,322
<u>Landscape Services</u>				
Contracts-Mulch	61,000	5,083	4,974	109
Contracts - Landscape	278,000	23,167	23,037	130
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	13,083	12,914	169
R&M-Irrigation	15,000	1,250	1,177	73
R&M-Trees and Trimming	25,000	2,083	-	2,083
Miscellaneous Services	27,475	2,290	1,930	360
Total Landscape Services	563,475	46,956	44,032	2,924
<u>Utilities</u>				
Electricity - General	32,000	2,667	2,091	576
Electricity - Streetlighting	88,000	7,333	8,069	(736)
Utility - Water & Sewer	150,000	12,500	10,000	2,500
Total Utilities	270,000	22,500	20,160	2,340
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	375	429	(54)
Utility - Refuse Removal	3,000	250	225	25
R&M-Ponds	10,000	833	-	833
R&M-Pools	25,000	2,083	1,702	381
R&M-Roads & Alleyways	5,000	417	-	417
R&M-Sidewalks	15,000	1,250	-	1,250
R&M-Vehicles	20,000	1,667	1,448	219
R&M-User Supported Facility	12,600	1,050	-	1,050
R&M-Equipment Boats	7,500	625	86	539
R&M-Parks & Facilities	70,000	5,833	1,457	4,376
Miscellaneous Services	2,400	200	-	200
Misc-Contingency	9,000	750	813	(63)
Misc-Security Enhancements	7,500	625	240	385
Op Supplies - Fuel, Oil	5,000	417	231	186
Cap Outlay - Other	5,000	5,000	-	5,000
Cap Outlay - Vehicles	20,000	20,000	-	20,000
Reserve - Renewal&Replacement	-	-	7,880	(7,880)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	101,375	14,511	86,864

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	237,232	130,851	106,381
Excess (deficiency) of revenues Over (under) expenditures	104,716	(235,557)	(182,612)	52,945
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	-	-
Net change in fund balance	\$ 104,716	\$ (235,557)	\$ (182,612)	\$ 52,945
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,159,348	1,159,348	1,159,348	
FUND BALANCE, ENDING	\$ 1,264,064	\$ 923,791	\$ 976,736	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 83	\$ 1,459	\$ 1,376
Special Assmnts- Tax Collector	1,255,895	-	-	-
Special Assmnts- Discounts	(50,235)	-	-	-
TOTAL REVENUES	1,206,660	83	1,459	1,376
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	25,118	-	-	-
Total Administration	25,118	-	-	-
Debt Service				
Principal Debt Retirement	615,000	-	-	-
Interest Expense	571,213	-	-	-
Total Debt Service	1,186,213	-	-	-
TOTAL EXPENDITURES	1,211,331	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	83	1,459	1,376
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ 83	\$ 1,459	\$ 1,376
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,775	1,240,775	1,240,775	
FUND BALANCE, ENDING	\$ 1,236,104	\$ 1,240,858	\$ 1,242,234	

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 25	\$ 1,786	\$ 1,761
Special Assmnts- Tax Collector	1,029,367	-	-	-
Special Assmnts- Discounts	(41,175)	-	-	-
TOTAL REVENUES	988,492	25	1,786	1,761
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	-	-	-
Total Administration	20,587	-	-	-
<u>Debt Service</u>				
Principal Debt Retirement	430,000	-	-	-
Interest Expense	556,606	-	-	-
Total Debt Service	986,606	-	-	-
TOTAL EXPENDITURES	1,007,193	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	25	1,786	1,761
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	-	-
Net change in fund balance	\$ (18,701)	\$ 25	\$ 1,786	\$ 1,761
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,576,075	1,576,075	1,576,075	
FUND BALANCE, ENDING	\$ 1,557,374	\$ 1,576,100	\$ 1,577,861	

HARMONY

Community Development District

Supporting Schedules

October 31, 2019

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2020**

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 2020				\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
Allocation %				100%	45.89%	30.90%	23.21%
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Collected in % 0% 0% 0% 0%

TOTAL OUTSTANDING	\$ 4,039,513	\$ 1,853,780	\$ 1,248,230	\$ 937,503
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Cash and Investment Report
October 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%	\$311,235
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,771
				Subtotal	<u>\$317,006</u>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,385
Money Market Account	BankUnited	Money Market Account	n/a	1.35%	\$637,821
				Subtotal	<u>\$743,206</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	1.30%	\$65,722
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	1.30%	\$560,822
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$959,034
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$280,089
				Subtotal	<u>\$2,812,980</u>
				Total	<u><u>\$3,873,192</u></u>