

HARMONY

Community Development District

Financial Statements

(Unaudited)

November 30, 2019

Balance Sheet
November 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 273,852	\$ -	\$ -	\$ 273,852
Accounts Receivable	200	-	-	200
Investments:				
Certificates of Deposit - 6 Months	105,385	-	-	105,385
Money Market Account	638,462	-	-	638,462
Prepayment Account	-	-	1,104,516	1,104,516
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	353,163	63,580	416,743
Prepaid Items	937	-	-	937
TOTAL ASSETS	\$ 1,018,836	\$ 960,476	\$ 1,508,096	\$ 3,487,408
<u>LIABILITIES</u>				
Accounts Payable	\$ 68,582	\$ -	\$ -	\$ 68,582
Accrued Expenses	9,730	-	-	9,730
TOTAL LIABILITIES	78,312	-	-	78,312
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	937	-	-	937
Restricted for:				
Debt Service	-	960,476	1,508,096	2,468,572
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:	220,481	-	-	220,481
TOTAL FUND BALANCES	\$ 940,524	\$ 960,476	\$ 1,508,096	\$ 3,409,096
TOTAL LIABILITIES & FUND BALANCES	\$ 1,018,836	\$ 960,476	\$ 1,508,096	\$ 3,487,408

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 1,000	\$ 1,586	\$ 586
Interest - Tax Collector	-	-	22	22
Special Assmnts- Tax Collector	1,876,212	375,242	114,471	(260,771)
Special Assessments-Tax Collector-VC10	(22,435)	(4,487)	(56,596)	(52,109)
Special Assmnts- Discounts	(75,048)	(15,010)	(4,644)	10,366
Access Cards	1,200	200	200	-
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	50	500	450
User Facility Revenue	12,600	2,100	-	(2,100)
TOTAL REVENUES	1,798,829	359,095	56,430	(302,665)

EXPENDITURES

Administration

P/R-Board of Supervisors	11,200	1,866	1,200	666
FICA Taxes	857	142	92	50
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	1,250	150	1,100
ProfServ-Legal Services	75,000	12,500	6,040	6,460
ProfServ-Mgmt Consulting Serv	64,985	10,831	10,831	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	-	-	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	126	166	(40)
Rental - Meeting Room	4,200	700	3,600	(2,900)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	334	86	248
Legal Advertising	900	150	-	150
Misc-Property Taxes	26,600	5,320	-	5,320
Misc-Records Storage	150	26	-	26
Misc-Assessmnt Collection Cost	37,524	7,505	2,197	5,308
Misc-Contingency	2,600	434	1,186	(752)
Office Supplies	150	26	-	26
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	69,252	48,611	20,641

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	48,334	40,964	7,370
Total Field	290,000	48,334	40,964	7,370
<u>Landscape Services</u>				
Contracts-Mulch	61,000	10,166	9,948	218
Contracts - Landscape	278,000	46,334	46,075	259
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	26,166	25,828	338
R&M-Irrigation	15,000	2,500	1,391	1,109
R&M-Trees and Trimming	25,000	4,166	-	4,166
Miscellaneous Services	27,475	4,580	2,584	1,996
Total Landscape Services	563,475	93,912	85,826	8,086
<u>Utilities</u>				
Electricity - General	32,000	5,334	4,618	716
Electricity - Streetlighting	88,000	14,666	16,311	(1,645)
Utility - Water & Sewer	150,000	25,000	24,299	701
Total Utilities	270,000	45,000	45,228	(228)
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	750	859	(109)
Utility - Refuse Removal	3,000	500	550	(50)
R&M-Ponds	10,000	1,666	2,085	(419)
R&M-Pools	25,000	4,166	3,461	705
R&M-Roads & Alleyways	5,000	834	-	834
R&M-Sidewalks	15,000	2,500	453	2,047
R&M-Vehicles	20,000	3,334	2,039	1,295
R&M-User Supported Facility	12,600	2,100	3,320	(1,220)
R&M-Equipment Boats	7,500	1,250	773	477
R&M-Parks & Facilities	70,000	11,666	3,878	7,788
Miscellaneous Services	2,400	400	-	400
Misc-Contingency	9,000	1,500	1,606	(106)
Misc-Security Enhancements	7,500	1,250	464	786
Op Supplies - Fuel, Oil	5,000	834	516	318
Cap Outlay - Other	5,000	5,000	12,875	(7,875)
Cap Outlay - Vehicles	20,000	20,000	-	20,000
Reserve - Renewal&Replacement	-	-	14,760	(14,760)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	117,750	47,639	70,111

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	374,248	268,268	105,980
Excess (deficiency) of revenues Over (under) expenditures	104,716	(15,153)	(211,838)	(196,685)
<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	\$ (15,153)	\$ (211,838)	\$ (196,685)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,362	1,152,362	1,152,362	
FUND BALANCE, ENDING	\$ 1,257,078	\$ 1,137,209	\$ 940,524	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 166	\$ 2,834	\$ 2,668
Special Assmnts- Tax Collector	1,255,895	251,179	77,079	(174,100)
Special Assmnts- Discounts	(50,235)	(10,047)	(3,127)	6,920
TOTAL REVENUES	1,206,660	241,298	76,786	(164,512)
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	25,118	5,024	1,479	3,545
Total Administration	25,118	5,024	1,479	3,545
Debt Service				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
Total Debt Service	1,186,213	285,606	355,606	(70,000)
TOTAL EXPENDITURES	1,211,331	290,630	357,085	(66,455)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	(49,332)	(280,299)	(230,967)
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)	\$ (49,332)	\$ (280,299)	\$ (230,967)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,775	1,240,775	1,240,775	
FUND BALANCE, ENDING	\$ 1,236,104	\$ 1,191,443	\$ 960,476	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 50	\$ 3,501	\$ 3,451
Special Assmnts- Tax Collector	1,029,367	205,873	57,891	(147,982)
Special Assmnts- Prepayment	-	-	145,482	145,482
Special Assmnts- Discounts	(41,175)	(8,235)	(2,349)	5,886
TOTAL REVENUES	988,492	197,688	204,525	6,837
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20,587	4,118	1,111	3,007
Total Administration	20,587	4,118	1,111	3,007
Debt Service				
Principal Debt Retirement	430,000	-	-	-
Interest Expense	556,606	278,303	278,303	-
Total Debt Service	986,606	278,303	278,303	-
TOTAL EXPENDITURES	1,007,193	282,421	279,414	3,007
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	(84,733)	(74,889)	9,844
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	-	-
Net change in fund balance	\$ (18,701)	\$ (84,733)	\$ (74,889)	\$ 9,844
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,582,985	1,582,985	1,582,985	
FUND BALANCE, ENDING	\$ 1,564,284	\$ 1,498,252	\$ 1,508,096	

HARMONY

Community Development District

Supporting Schedules

November 30, 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%
11/08/19	11,970	657	245	12,871	5,907	3,977	2,987
11/21/19	222,565	9,463	4,542	236,570	108,565	73,101	54,904
TOTAL	\$ 234,534	\$ 10,120	\$ 4,787	\$ 249,441	\$ 114,471	\$ 77,079	\$ 57,891

Collected in % 6% 6% 6% 6%

TOTAL OUTSTANDING	\$ 3,790,072	\$ 1,739,309	\$ 1,171,151	\$ 879,612
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Cash and Investment Report
November 30, 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%	\$268,734
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,118
				Subtotal	\$273,852
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%	\$638,462
				Subtotal	\$743,847

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 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%	\$353,163
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$1,104,516
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%	\$63,580
				Subtotal	\$2,468,572
				Total	\$3,486,271