

**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**December 31, 2019**

**Balance Sheet**  
December 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	\$ 697,848	\$ -	\$ -	\$ 697,848
Accounts Receivable	200	-	-	200
Due From Other Funds	-	91,660	68,843	160,503
Investments:				
Certificates of Deposit - 6 Months	105,624	-	-	105,624
Money Market Account	1,039,258	-	-	1,039,258
Prepayment Account	-	-	206,946	206,946
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	851,392	437,590	1,288,982
Prepaid Items	398	-	-	398
<b>TOTAL ASSETS</b>	<b>\$ 1,843,328</b>	<b>\$ 1,550,365</b>	<b>\$ 1,053,379</b>	<b>\$ 4,447,072</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 35,683	\$ -	\$ -	\$ 35,683
Accrued Expenses	11,300	-	-	11,300
Due To Other Funds	160,503	-	-	160,503
<b>TOTAL LIABILITIES</b>	<b>207,486</b>	<b>-</b>	<b>-</b>	<b>207,486</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	398	-	-	398
<b>Restricted for:</b>				
Debt Service	-	1,550,365	1,053,379	2,603,744
<b>Assigned to:</b>				
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
<b>Unassigned:</b>	<b>916,338</b>	<b>-</b>	<b>-</b>	<b>916,338</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,635,842</b>	<b>\$ 1,550,365</b>	<b>\$ 1,053,379</b>	<b>\$ 4,239,586</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,843,328</b>	<b>\$ 1,550,365</b>	<b>\$ 1,053,379</b>	<b>\$ 4,447,072</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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>REVENUES</u></b>				
Interest - Investments	\$ 6,000	\$ 1,500	\$ 2,449	\$ 949
Interest - Tax Collector	-	-	22	22
Special Assmnts- Tax Collector	1,876,212	1,500,968	1,043,608	(457,360)
Special Assessments-Tax Collector-VC10	(22,435)	(17,947)	(56,596)	(38,649)
Special Assmnts- Discounts	(75,048)	(60,040)	(41,138)	18,902
Access Cards	1,200	300	290	(10)
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	75	500	425
User Facility Revenue	12,600	3,150	-	(3,150)
<b>TOTAL REVENUES</b>	<b>1,798,829</b>	<b>1,428,006</b>	<b>950,026</b>	<b>(477,980)</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	11,200	2,799	2,000	799
FICA Taxes	857	213	153	60
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	1,875	1,085	790
ProfServ-Legal Services	75,000	18,750	15,929	2,821
ProfServ-Mgmt Consulting Serv	64,985	16,246	16,246	-
ProfServ-Property Appraiser	779	-	-	-
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	-	-	-
Postage and Freight	750	189	365	(176)
Rental - Meeting Room	4,200	1,050	3,600	(2,550)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	501	120	381
Legal Advertising	900	225	-	225
Misc-Property Taxes	26,600	21,280	-	21,280
Misc-Records Storage	150	39	-	39
Misc-Assessmnt Collection Cost	37,524	30,020	20,050	9,970
Misc-Contingency	2,600	651	782	(131)
Office Supplies	150	39	-	39
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>289,138</b>	<b>130,741</b>	<b>92,215</b>	<b>38,526</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	290,000	72,501	73,151	(650)
<b>Total Field</b>	<b>290,000</b>	<b>72,501</b>	<b>73,151</b>	<b>(650)</b>
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,000	15,249	14,921	328
Contracts - Landscape	278,000	69,501	69,112	389
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	39,249	38,742	507
R&M-Irrigation	15,000	3,750	1,668	2,082
R&M-Trees and Trimming	25,000	6,249	22,400	(16,151)
Miscellaneous Services	27,475	6,870	3,853	3,017
<b>Total Landscape Services</b>	<b>563,475</b>	<b>140,868</b>	<b>150,696</b>	<b>(9,828)</b>
<b><u>Utilities</u></b>				
Electricity - General	32,000	8,001	8,254	(253)
Electricity - Streetlighting	88,000	21,999	24,466	(2,467)
Utility - Water & Sewer	150,000	37,500	33,451	4,049
<b>Total Utilities</b>	<b>270,000</b>	<b>67,500</b>	<b>66,171</b>	<b>1,329</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	4,500	1,125	1,292	(167)
Utility - Refuse Removal	3,000	750	775	(25)
R&M-Ponds	10,000	2,499	2,085	414
R&M-Pools	25,000	6,249	5,072	1,177
R&M-Roads & Alleyways	5,000	1,251	-	1,251
R&M-Sidewalks	15,000	3,750	1,807	1,943
R&M-Vehicles	20,000	5,001	2,984	2,017
R&M-User Supported Facility	12,600	3,150	3,320	(170)
R&M-Equipment Boats	7,500	1,875	1,541	334
R&M-Parks & Facilities	70,000	17,499	6,045	11,454
Miscellaneous Services	2,400	600	1,250	(650)
Misc-Contingency	9,000	2,250	1,396	854
Misc-Security Enhancements	7,500	1,875	1,047	828
Op Supplies - Fuel, Oil	5,000	1,251	831	420
Cap Outlay - Other	5,000	5,000	24,875	(19,875)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	14,760	(14,760)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	<b>281,500</b>	<b>134,125</b>	<b>84,531</b>	<b>49,594</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES</b>	<b>1,694,113</b>	<b>545,735</b>	<b>466,764</b>	<b>78,971</b>
Excess (deficiency) of revenues Over (under) expenditures	104,716	882,271	483,262	(399,009)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	104,716	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>104,716</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 104,716	\$ 882,271	\$ 483,262	\$ (399,009)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,152,580</b>	<b>1,152,580</b>	<b>1,152,580</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,257,296</b>	<b>\$ 2,034,851</b>	<b>\$ 1,635,842</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ 249	\$ 3,678	\$ 3,429
Special Assmnts- Tax Collector	1,255,895	1,004,715	702,706	(302,009)
Special Assmnts- Discounts	(50,235)	(40,187)	(27,700)	12,487
<b>TOTAL REVENUES</b>	<b>1,206,660</b>	<b>964,777</b>	<b>678,684</b>	<b>(286,093)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,118	20,094	13,500	6,594
<b>Total Administration</b>	<b>25,118</b>	<b>20,094</b>	<b>13,500</b>	<b>6,594</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	615,000	-	-	-
Principal Prepayments	-	-	70,000	(70,000)
Interest Expense	571,213	285,606	285,606	-
<b>Total Debt Service</b>	<b>1,186,213</b>	<b>285,606</b>	<b>355,606</b>	<b>(70,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,211,331</b>	<b>305,700</b>	<b>369,106</b>	<b>(63,406)</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	659,077	309,578	(349,499)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(4,671)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (4,671)	\$ 659,077	\$ 309,578	\$ (349,499)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,240,787</b>	<b>1,240,787</b>	<b>1,240,787</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,236,116</b>	<b>\$ 1,899,864</b>	<b>\$ 1,550,365</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 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	\$ 75	\$ 3,832	\$ 3,757
Special Assmnts- Tax Collector	1,029,367	823,495	527,779	(295,716)
Special Assmnts- Prepayment	-	-	203,021	203,021
Special Assmnts- Discounts	(41,175)	(32,940)	(20,805)	12,135
<b>TOTAL REVENUES</b>	<b>988,492</b>	<b>790,630</b>	<b>713,827</b>	<b>(76,803)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	20,587	16,471	10,140	6,331
<b>Total Administration</b>	<b>20,587</b>	<b>16,471</b>	<b>10,140</b>	<b>6,331</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	955,000	(955,000)
Interest Expense	556,606	278,303	278,303	-
<b>Total Debt Service</b>	<b>986,606</b>	<b>278,303</b>	<b>1,233,303</b>	<b>(955,000)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,007,193</b>	<b>294,774</b>	<b>1,243,443</b>	<b>(948,669)</b>
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	495,856	(529,616)	(1,025,472)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(18,701)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (18,701)	\$ 495,856	\$ (529,616)	\$ (1,025,472)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,582,995</b>	<b>1,582,995</b>	<b>1,582,995</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,564,294</b>	<b>\$ 2,078,851</b>	<b>\$ 1,053,379</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**December 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
<b>ASSESSMENTS LEVIED FY 2020</b>				\$ 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
12/06/19	1,608,753	68,399	32,832	1,709,984	784,732	528,394	396,859
12/09/19	844	10	17	871	400	269	202
12/23/19	296,629	11,114	6,054	313,797	144,005	96,965	72,827
<b>TOTAL</b>	\$ 2,140,760	\$ 89,643	\$ 43,689	\$ 2,274,093	\$ 1,043,608	\$ 702,706	\$ 527,779

Collected in % 56% 56% 56% 56%

<b>TOTAL OUTSTANDING</b>	\$ 1,765,420	\$ 810,172	\$ 545,524	\$ 409,725
--------------------------	--------------	------------	------------	------------

**Cash and Investment Report**  
*December 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%	\$697,230
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$618
				<b>Subtotal</b>	<u>\$697,848</u>
Certificate of Deposit	BankUnited	6 month CD	2/20/2020	2.00%	\$105,624
Money Market Account	BankUnited	Money Market Account	n/a	1.50%	\$1,039,258
				<b>Subtotal</b>	<u>\$1,144,882</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 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%	\$851,392
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$206,946
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%	\$437,590
				<b>Subtotal</b>	<u>\$2,443,241</u>
				<b>Total</b>	<u><u>\$4,285,971</u></u>