

HARMONY

Community Development District

Financial Statements

(Unaudited)

January 31, 2020

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 451,461	\$ -	\$ -	\$ 451,461
Accounts Receivable	2,457	-	-	2,457
Investments:				
Certificates of Deposit - 6 Months	105,624	-	-	105,624
Money Market Account	1,040,553	-	-	1,040,553
Prepayment Account	-	10,490	260,758	271,248
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	958,943	518,231	1,477,174
TOTAL ASSETS	\$ 1,600,095	\$ 1,576,746	\$ 1,118,989	\$ 4,295,830
<u>LIABILITIES</u>				
Accounts Payable	\$ 19,219	\$ -	\$ -	\$ 19,219
Accrued Expenses	1,291	-	-	1,291
TOTAL LIABILITIES	20,510	-	-	20,510
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,576,746	1,118,989	2,695,735
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:	860,479	-	-	860,479
TOTAL FUND BALANCES	\$ 1,579,585	\$ 1,576,746	\$ 1,118,989	\$ 4,275,320
TOTAL LIABILITIES & FUND BALANCES	\$ 1,600,095	\$ 1,576,746	\$ 1,118,989	\$ 4,295,830

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 6,000	\$ 2,000	\$ 3,780	\$ 1,780
Interest - Tax Collector	-	-	655	655
Special Assmnts- Tax Collector	1,876,212	1,594,779	1,066,949	(527,830)
Special Assessments-Tax Collector-VC1	(22,435)	(19,069)	(56,596)	(37,527)
Special Assmnts- Discounts	(75,048)	(63,792)	(41,835)	21,957
Other Miscellaneous Revenues	-	-	678	678
Access Cards	1,200	400	370	(30)
Insurance Reimbursements	-	-	891	891
Facility Revenue	300	100	700	600
User Facility Revenue	12,600	4,200	2,590	(1,610)
TOTAL REVENUES	1,798,829	1,518,618	978,182	(540,436)

EXPENDITURES

Administration

P/R-Board of Supervisors	11,200	3,732	2,800	932
FICA Taxes	857	284	214	70
ProfServ-Arbitrage Rebate	1,200	-	-	-
ProfServ-Dissemination Agent	1,500	-	-	-
ProfServ-Engineering	7,500	2,500	3,534	(1,034)
ProfServ-Legal Services	75,000	25,000	15,948	9,052
ProfServ-Mgmt Consulting Serv	64,985	21,662	21,662	-
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	252	410	(158)
Rental - Meeting Room	4,200	1,400	3,600	(2,200)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	668	148	520
Legal Advertising	900	300	-	300
Misc-Property Taxes	26,600	22,610	-	22,610
Misc-Records Storage	150	52	-	52
Misc-Assessmnt Collection Cost	37,524	31,896	20,502	11,394
Misc-Contingency	2,600	868	700	168
Office Supplies	150	52	-	52
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	148,140	101,403	46,737

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

<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>
<u>Field</u>				
ProfServ-Field Management	290,000	96,668	84,375	12,293
Total Field	290,000	96,668	84,375	12,293
<u>Landscape Services</u>				
Contracts-Mulch	61,000	20,332	19,864	468
Contracts - Landscape	278,000	92,668	90,411	2,257
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	52,332	51,580	752
R&M-Irrigation	15,000	5,000	2,338	2,662
R&M-Trees and Trimming	25,000	8,332	22,400	(14,068)
Miscellaneous Services	27,475	9,160	5,067	4,093
Total Landscape Services	563,475	187,824	191,660	(3,836)
<u>Utilities</u>				
Electricity - General	32,000	10,668	12,428	(1,760)
Electricity - Streetlighting	88,000	29,332	33,136	(3,804)
Utility - Water & Sewer	150,000	50,000	35,952	14,048
Total Utilities	270,000	90,000	81,516	8,484
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	1,500	1,722	(222)
Utility - Refuse Removal	3,000	1,000	953	47
R&M-Ponds	10,000	3,332	2,501	831
R&M-Pools	25,000	8,332	6,143	2,189
R&M-Roads & Alleyways	5,000	1,668	-	1,668
R&M-Sidewalks	15,000	5,000	2,593	2,407
R&M-Vehicles	20,000	6,668	3,857	2,811
R&M-User Supported Facility	12,600	4,200	3,320	880
R&M-Equipment Boats	7,500	2,500	1,592	908
R&M-Parks & Facilities	70,000	23,332	6,602	16,730
Miscellaneous Services	2,400	800	1,250	(450)
Misc-Contingency	9,000	3,000	2,475	525
Misc-Security Enhancements	7,500	2,500	1,271	1,229
Op Supplies - Fuel, Oil	5,000	1,668	1,223	445
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	-	-	16,395	(16,395)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	150,500	92,223	58,277

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	673,132	551,177	121,955
Excess (deficiency) of revenues Over (under) expenditures	104,716	845,486	427,005	(418,481)
<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	\$ 845,486	\$ 427,005	\$ (418,481)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,998,066	\$ 1,579,585	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 1,000	\$ 332	\$ 4,627	\$ 4,295
Special Assmnts- Tax Collector	1,255,895	1,067,510	718,423	(349,087)
Special Assmnts- Prepayment	-	-	10,490	10,490
Special Assmnts- Discounts	(50,235)	(42,699)	(28,170)	14,529
TOTAL REVENUES	1,206,660	1,025,143	705,370	(319,773)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	21,350	13,805	7,545
Total Administration	25,118	21,350	13,805	7,545
<u>Debt Service</u>				
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	306,956	369,411	(62,455)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	718,187	335,959	(382,228)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ 718,187	\$ 335,959	\$ (382,228)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,958,974	\$ 1,576,746	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

<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>
<u>REVENUES</u>				
Interest - Investments	\$ 300	\$ 100	\$ 4,516	\$ 4,416
Special Assmnts- Tax Collector	1,029,367	874,963	539,583	(335,380)
Special Assmnts- Prepayment	-	-	256,724	256,724
Special Assmnts- Discounts	(41,175)	(34,999)	(21,157)	13,842
TOTAL REVENUES	988,492	840,064	779,666	(60,398)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	17,500	10,369	7,131
Total Administration	20,587	17,500	10,369	7,131
<u>Debt Service</u>				
Principal Debt Retirement	430,000	-	-	-
Principal Prepayments	-	-	955,000	(955,000)
Interest Expense	556,606	278,303	278,303	-
Total Debt Service	986,606	278,303	1,233,303	(955,000)
TOTAL EXPENDITURES	1,007,193	295,803	1,243,672	(947,869)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	544,261	(464,006)	(1,008,267)
<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)	\$ 544,261	\$ (464,006)	\$ (1,008,267)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,582,995	1,582,995	1,582,995	
FUND BALANCE, ENDING	\$ 1,564,294	\$ 2,127,256	\$ 1,118,989	

HARMONY

Community Development District

Supporting Schedules

January 31, 2020

**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
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
01/10/20	43,523	1,374	888	45,785	21,011	14,148	10,626
01/13/20	4,833	145	99	5,077	2,330	1,569	1,178
TOTAL	\$ 2,189,117	\$ 91,162	\$ 44,676	\$ 2,324,955	\$ 1,066,949	\$ 718,423	\$ 539,583
Collected in %				58%	58%	58%	58%
TOTAL OUTSTANDING				\$ 1,714,558	\$ 786,831	\$ 529,807	\$ 397,920

1.) Prepayments were received during the budget process resulting in a variance between assessments budgeted and assessments placed on the tax roll.

Cash and Investment Report
January 31, 2020

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%	\$442,878
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$8,583
				Subtotal	<u>\$451,461</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%	\$1,040,553
				Subtotal	<u>\$1,146,177</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 Open-Ended Commercial Paper	n/a	1.30%	\$10,490
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%	\$958,943
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	1.30%	\$260,758
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%	\$518,231
				Subtotal	<u>\$2,695,735</u>
				Total	<u><u>\$4,293,373</u></u>