

HARMONY

Community Development District

Financial Statements

(Unaudited)

April 30, 2020

HARMONY

Community Development District

Governmental Funds

Balance Sheet
April 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 195,465	\$ -	\$ -	\$ 195,465
Accounts Receivable	1,372	-	-	1,372
Due From Other Funds	71,193	-	-	71,193
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	882,938	-	-	882,938
Prepayment Account	-	21,328	420,498	441,826
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	1,003,441	649,309	1,652,750
TOTAL ASSETS	\$ 1,257,410	\$ 1,632,082	\$ 1,409,807	\$ 4,299,299
<u>LIABILITIES</u>				
Accounts Payable	\$ 29,508	\$ -	\$ -	\$ 29,508
Accrued Expenses	428	-	-	428
Due To Other Funds	-	-	71,193	71,193
TOTAL LIABILITIES	29,936	-	71,193	101,129
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,632,082	1,338,614	2,970,696
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:	508,368	-	-	508,368
TOTAL FUND BALANCES	\$ 1,227,474	\$ 1,632,082	\$ 1,338,614	\$ 4,198,170
TOTAL LIABILITIES & FUND BALANCES	\$ 1,257,410	\$ 1,632,082	\$ 1,409,807	\$ 4,299,299

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 3,500	\$ 7,042	\$ 3,542
Interest - Tax Collector	-	-	713	713
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,129,982	(746,230)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(42,463)	32,585
Other Miscellaneous Revenues	-	-	678	678
Access Cards	1,200	700	490	(210)
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	175	700	525
User Facility Revenue	12,600	7,350	2,590	(4,760)
TOTAL REVENUES	1,798,829	1,790,454	1,102,828	(687,626)

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	6,531	5,200	1,331
FICA Taxes	857	497	398	99
ProfServ-Arbitrage Rebate	1,200	600	-	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	4,375	4,134	241
ProfServ-Legal Services	75,000	43,750	36,804	6,946
ProfServ-Mgmt Consulting Serv	64,985	37,908	37,908	-
ProfServ-Property Appraiser	779	779	392	387
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	-	-	-
Auditing Services	4,355	4,355	4,355	-
Postage and Freight	750	441	533	(92)
Rental - Meeting Room	4,200	2,450	3,600	(1,150)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,169	215	954
Legal Advertising	900	525	93	432
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	91	-	91
Misc-Assessmnt Collection Cost	37,524	37,524	21,751	15,773
Misc-Contingency	2,600	1,519	700	819
Office Supplies	150	91	-	91
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	207,569	149,468	58,101

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Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Field</u>				
ProfServ-Field Management	290,000	169,169	159,315	9,854
Total Field	290,000	169,169	159,315	9,854
<u>Landscape Services</u>				
Contracts-Mulch	61,000	35,581	34,692	889
Contracts - Landscape	278,000	162,169	154,310	7,859
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	91,581	90,097	1,484
R&M-Irrigation	15,000	8,750	4,422	4,328
R&M-Trees and Trimming	25,000	14,581	29,810	(15,229)
Miscellaneous Services	27,475	16,030	18,300	(2,270)
Total Landscape Services	563,475	328,692	331,631	(2,939)
<u>Utilities</u>				
Electricity - General	32,000	18,669	22,495	(3,826)
Electricity - Streetlighting	88,000	51,331	58,540	(7,209)
Utility - Water & Sewer	150,000	87,500	81,320	6,180
Total Utilities	270,000	157,500	162,355	(4,855)
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	2,625	3,005	(380)
Utility - Refuse Removal	3,000	1,750	1,628	122
R&M-Ponds	10,000	5,831	2,532	3,299
R&M-Pools	25,000	14,581	19,709	(5,128)
R&M-Roads & Alleyways	5,000	2,919	611	2,308
R&M-Sidewalks	15,000	8,750	3,889	4,861
R&M-Vehicles	20,000	11,669	8,237	3,432
R&M-User Supported Facility	12,600	7,350	9,570	(2,220)
R&M-Equipment Boats	7,500	4,375	2,539	1,836
R&M-Parks & Facilities	70,000	40,831	12,673	28,158
Miscellaneous Services	2,400	1,400	1,250	150
Misc-Contingency	9,000	5,250	3,028	2,222
Misc-Security Enhancements	7,500	4,375	3,654	721
Op Supplies - Fuel, Oil	5,000	2,919	2,035	884
Cap Outlay - Other	5,000	5,000	33,073	(28,073)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549
Reserve - Renewal&Replacement	-	-	19,085	(19,085)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	199,625	141,969	57,656

HARMONY

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	1,694,113	1,062,555	944,738	117,817
Excess (deficiency) of revenues Over (under) expenditures	104,716	727,899	158,090	(569,809)
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(83,196)	(83,196)
Contribution to (Use of) Fund Balance	104,716	-	-	-
TOTAL FINANCING SOURCES (USES)	104,716	-	(83,196)	(83,196)
Net change in fund balance	\$ 104,716	\$ 727,899	\$ 74,894	\$ (653,005)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,880,479	\$ 1,227,474	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 1,000	\$ 581	\$ 7,946	\$ 7,365
Special Assmnts- Tax Collector	1,255,895	1,255,895	760,865	(495,030)
Special Assmnts- Prepayment	-	-	21,328	21,328
Special Assmnts- Discounts	(50,235)	(50,235)	(28,592)	21,643
TOTAL REVENUES	1,206,660	1,206,241	761,547	(444,694)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	25,118	14,646	10,472
Total Administration	25,118	25,118	14,646	10,472
<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	310,724	370,252	(59,528)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	895,517	391,295	(504,222)
<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)	\$ 895,517	\$ 391,295	\$ (504,222)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 2,136,304	\$ 1,632,082	

HARMONY

Community Development District

Series 2015 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 175	\$ 6,873	\$ 6,698
Special Assmnts- Tax Collector	1,029,367	1,029,367	571,460	(457,907)
Special Assmnts- Prepayment	-	-	416,463	416,463
Special Assmnts- Discounts	(41,175)	(41,175)	(21,474)	19,701
TOTAL REVENUES	988,492	988,367	973,322	(15,045)
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	20,587	20,587	11,000	9,587
Total Administration	20,587	20,587	11,000	9,587
<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	298,890	1,244,303	(945,413)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	689,477	(270,981)	(960,458)
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	83,196	83,196
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
TOTAL FINANCING SOURCES (USES)	(18,701)	-	83,196	83,196
Net change in fund balance	\$ (18,701)	\$ 689,477	\$ (187,785)	\$ (877,262)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,526,399	1,526,399	1,526,399	
FUND BALANCE, ENDING	\$ 1,507,698	\$ 2,215,876	\$ 1,338,614	

HARMONY

Community Development District

Supporting Schedules

April 30, 2020

HARMONY
Community Development District

**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
02/12/20	44,693	986	912	46,592	21,382	14,397	10,813
02/12/20	1,839	20	38	1,896	870	586	440
03/09/20	31,053	360	634	32,048	14,707	9,903	7,438
04/10/20	51,698	-	1,055	52,753	24,209	16,301	12,243
04/10/20	3,982	-	81	4,064	1,865	1,256	943
TOTAL	\$ 2,322,382	\$ 92,529	\$ 47,396	\$ 2,462,307	\$ 1,129,982	\$ 760,865	\$ 571,460

Collected in % 61% 61% 61% 61%

TOTAL OUTSTANDING	\$ 1,577,206	\$ 723,798	\$ 487,364	\$ 366,043
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1.) Prepayments were received during the budget process resulting in a variance between assessments budgeted and assessments placed on the tax roll.

HARMONY
Community Development District

Cash and Investment Report
April 30, 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%	\$187,180
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$8,285
				Subtotal	<u>\$195,465</u>
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	0.69%	\$882,938
				Subtotal	<u>\$989,379</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	0.02%	\$21,328
Series 2014 Reserve Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$1,003,441
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$420,498
Series 2015 Reserve Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$340,000
Series 2015 Revenue Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$649,309
				Subtotal	<u>\$3,041,889</u>
				Total	<u><u>\$4,226,733</u></u>
