

**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**May 31, 2020**

**HARMONY**

Community Development District

**Governmental Funds**

**Balance Sheet**  
May 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 330,938	\$ -	\$ -	\$ 330,938
Due From Other Funds	66,078	-	-	66,078
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	658,103	-	-	658,103
Prepayment Account	-	-	135,161	135,161
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	112,800	22	112,822
<b>TOTAL ASSETS</b>	<b>\$ 1,161,561</b>	<b>\$ 720,113</b>	<b>\$ 475,183</b>	<b>\$ 2,356,857</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 30,371	\$ -	\$ -	\$ 30,371
Accrued Expenses	15,000	-	-	15,000
Due To Other Funds	-	-	66,078	66,078
<b>TOTAL LIABILITIES</b>	<b>45,371</b>	<b>-</b>	<b>66,078</b>	<b>111,449</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	720,113	409,105	1,129,218
<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>397,084</b>	<b>-</b>	<b>-</b>	<b>397,084</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,116,190</b>	<b>\$ 720,113</b>	<b>\$ 409,105</b>	<b>\$ 2,245,408</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,161,561</b>	<b>\$ 720,113</b>	<b>\$ 475,183</b>	<b>\$ 2,356,857</b>

**HARMONY**

Community Development District

**General Fund**

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 6,000	\$ 4,000	\$ 7,220	\$ 3,220
Hurricane Irma FEMA Refund	-	-	1,158	1,158
Interest - Tax Collector	-	-	713	713
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,140,091	(736,121)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(42,252)	32,796
Other Miscellaneous Revenues	-	-	694	694
Access Cards	1,200	800	880	80
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	200	700	500
User Facility Revenue	12,600	8,400	2,590	(5,810)
<b>TOTAL REVENUES</b>	<b>1,798,829</b>	<b>1,792,129</b>	<b>1,114,890</b>	<b>(677,239)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	11,200	7,464	6,000	1,464
FICA Taxes	857	568	459	109
ProfServ-Arbitrage Rebate	1,200	600	-	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	5,000	6,494	(1,494)
ProfServ-Legal Services	75,000	50,000	43,786	6,214
ProfServ-Mgmt Consulting Serv	64,985	43,324	43,323	1
ProfServ-Property Appraiser	779	779	392	387
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	5,390	-	5,390
Auditing Services	4,355	4,355	4,355	-
Postage and Freight	750	504	559	(55)
Rental - Meeting Room	4,200	2,800	3,600	(800)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,336	216	1,120
Legal Advertising	900	600	252	348
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	104	-	104
Misc-Assessmnt Collection Cost	37,524	37,524	21,957	15,567
Misc-Contingency	2,600	1,736	683	1,053
Office Supplies	150	104	-	104
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>289,138</b>	<b>227,152</b>	<b>165,461</b>	<b>61,691</b>

**HARMONY**

Community Development District

**General Fund**

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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
<b><u>Field</u></b>				
ProfServ-Field Management	290,000	193,336	191,913	1,423
<b>Total Field</b>	<b>290,000</b>	<b>193,336</b>	<b>191,913</b>	<b>1,423</b>
<b><u>Landscape Services</u></b>				
Contracts-Mulch	61,000	40,664	39,634	1,030
Contracts - Landscape	278,000	185,336	175,610	9,726
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	104,664	102,936	1,728
R&M-Irrigation	15,000	10,000	4,459	5,541
R&M-Trees and Trimming	25,000	16,664	29,810	(13,146)
Miscellaneous Services	27,475	18,320	18,954	(634)
<b>Total Landscape Services</b>	<b>563,475</b>	<b>375,648</b>	<b>371,403</b>	<b>4,245</b>
<b><u>Utilities</u></b>				
Electricity - General	32,000	21,336	24,504	(3,168)
Electricity - Streetlighting	88,000	58,664	66,411	(7,747)
Utility - Water & Sewer	150,000	100,000	96,732	3,268
<b>Total Utilities</b>	<b>270,000</b>	<b>180,000</b>	<b>187,647</b>	<b>(7,647)</b>
<b><u>Operation &amp; Maintenance</u></b>				
Communication - Telephone	4,500	3,000	3,431	(431)
Utility - Refuse Removal	3,000	2,000	1,853	147
R&M-Ponds	10,000	6,664	2,532	4,132
R&M-Pools	25,000	16,664	22,981	(6,317)
R&M-Roads & Alleyways	5,000	3,336	688	2,648
R&M-Sidewalks	15,000	10,000	6,425	3,575
R&M-Vehicles	20,000	13,336	8,845	4,491
R&M-User Supported Facility	12,600	8,400	10,070	(1,670)
R&M-Equipment Boats	7,500	5,000	2,626	2,374
R&M-Parks & Facilities	70,000	46,664	12,887	33,777
Miscellaneous Services	2,400	1,600	1,250	350
Misc-Contingency	9,000	6,000	3,077	2,923
Misc-Security Enhancements	7,500	5,000	4,596	404
Op Supplies - Fuel, Oil	5,000	3,336	2,210	1,126
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	-	-	19,665	(19,665)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	<b>281,500</b>	<b>216,000</b>	<b>151,660</b>	<b>64,340</b>

**HARMONY**

Community Development District

**General Fund**

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

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>1,192,136</b>	<b>1,068,084</b>	<b>124,052</b>
Excess (deficiency) of revenues Over (under) expenditures	104,716	599,993	46,806	(553,187)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	-	(83,196)	(83,196)
Contribution to (Use of) Fund Balance	104,716	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>104,716</b>	<b>-</b>	<b>(83,196)</b>	<b>(83,196)</b>
Net change in fund balance	\$ 104,716	\$ 599,993	\$ (36,390)	\$ (636,383)
<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>\$ 1,752,573</b>	<b>\$ 1,116,190</b>	

**HARMONY**

Community Development District

*Series 2014 Debt Service Fund*

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

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	\$ 664	\$ 7,974	\$ 7,310
Special Assmnts- Tax Collector	1,255,895	1,255,895	767,672	(488,223)
Special Assmnts- Prepayment	-	-	21,328	21,328
Special Assmnts- Discounts	(50,235)	(50,235)	(28,450)	21,785
<b>TOTAL REVENUES</b>	<b>1,206,660</b>	<b>1,206,324</b>	<b>768,524</b>	<b>(437,800)</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,118	25,118	14,785	10,333
<b>Total Administration</b>	<b>25,118</b>	<b>25,118</b>	<b>14,785</b>	<b>10,333</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	615,000	615,000	610,000	5,000
Principal Prepayments	-	-	95,000	(95,000)
Interest Expense	571,213	571,213	569,413	1,800
<b>Total Debt Service</b>	<b>1,186,213</b>	<b>1,186,213</b>	<b>1,274,413</b>	<b>(88,200)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,211,331</b>	<b>1,211,331</b>	<b>1,289,198</b>	<b>(77,867)</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	(5,007)	(520,674)	(515,667)
<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)	\$ (5,007)	\$ (520,674)	\$ (515,667)
<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>\$ 1,235,780</b>	<b>\$ 720,113</b>	

**HARMONY**

Community Development District

*Series 2015 Debt Service Fund*

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 200	\$ 6,895	\$ 6,695
Special Assmnts- Tax Collector	1,029,367	1,029,367	576,573	(452,794)
Special Assmnts- Prepayment	-	-	491,127	491,127
Special Assmnts- Discounts	(41,175)	(41,175)	(21,368)	19,807
<b>TOTAL REVENUES</b>	<b>988,492</b>	<b>988,392</b>	<b>1,053,227</b>	<b>64,835</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	20,587	20,587	11,104	9,483
<b>Total Administration</b>	<b>20,587</b>	<b>20,587</b>	<b>11,104</b>	<b>9,483</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	430,000	430,000	395,000	35,000
Principal Prepayments	-	-	1,315,000	(1,315,000)
Interest Expense	556,606	556,606	532,613	23,993
<b>Total Debt Service</b>	<b>986,606</b>	<b>986,606</b>	<b>2,242,613</b>	<b>(1,256,007)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,007,193</b>	<b>1,007,193</b>	<b>2,253,717</b>	<b>(1,246,524)</b>
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	(18,801)	(1,200,490)	(1,181,689)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	-	83,196	83,196
Contribution to (Use of) Fund Balance	(18,701)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(18,701)</b>	<b>-</b>	<b>83,196</b>	<b>83,196</b>
Net change in fund balance	\$ (18,701)	\$ (18,801)	\$ (1,117,294)	\$ (1,098,493)
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,526,399</b>	<b>1,526,399</b>	<b>1,526,399</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,507,698</b>	<b>\$ 1,507,598</b>	<b>\$ 409,105</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**May 31, 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
<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
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
05/12/20	18,683	(460)	381	18,604	8,538	5,749	4,318
05/12/20	3,356	-	68	3,425	1,572	1,058	795
<b>TOTAL</b>	\$ 2,344,421	\$ 92,069	\$ 47,846	\$ 2,484,336	\$ 1,140,091	\$ 767,672	\$ 576,573

Collected in % 62%

<b>TOTAL OUTSTANDING</b>	\$ 1,555,177	\$ 713,689	\$ 480,557	\$ 360,931
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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

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**Cash and Investment Report**  
*May 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%	\$325,142
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,796
				<b>Subtotal</b>	<u>\$330,938</u>
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442
Money Market Account	BankUnited	Money Market Account	n/a	0.25%	\$658,103
				<b>Subtotal</b>	<u>\$764,545</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	0.02%	\$607,313
Series 2014 Revenue Fund	US Bank	US Bank Governmental Obligation Fund	n/a	0.02%	\$112,800
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$135,161
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%	\$22
				<b>Subtotal</b>	<u>\$1,195,296</u>
				<b>Total</b>	<u><u>\$2,290,779</u></u>

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