

HARMONY

Community Development District

Financial Statements

(Unaudited)

July 31, 2020

HARMONY

Community Development District

Governmental Funds

Balance Sheet
July 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 394,168	\$ -	\$ -	\$ 394,168
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	1,118,471	-	-	1,118,471
Prepayment Account	-	23,077	287,346	310,423
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	597,896	298,283	896,179
TOTAL ASSETS	\$ 1,619,081	\$ 1,228,286	\$ 925,629	\$ 3,772,996
<u>LIABILITIES</u>				
Accounts Payable	\$ 8,114	\$ -	\$ -	\$ 8,114
Accrued Expenses	12,493	-	-	12,493
TOTAL LIABILITIES	20,607	-	-	20,607
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	1,228,286	925,629	2,153,915
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:	879,368	-	-	879,368
TOTAL FUND BALANCES	\$ 1,598,474	\$ 1,228,286	\$ 925,629	\$ 3,752,389
TOTAL LIABILITIES & FUND BALANCES	\$ 1,619,081	\$ 1,228,286	\$ 925,629	\$ 3,772,996

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 5,000	\$ 7,664	\$ 2,664
Hurricane Irma FEMA Refund	-	-	1,158	1,158
Interest - Tax Collector	-	-	783	783
Special Assmnts- Tax Collector	1,876,212	1,876,212	1,853,780	(22,432)
Special Assessments-Tax Collector-VC1	(22,435)	(22,435)	-	22,435
Special Assmnts- Discounts	(75,048)	(75,048)	(20,841)	54,207
Other Miscellaneous Revenues	-	-	694	694
Access Cards	1,200	1,000	1,580	580
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	250	766	516
User Facility Revenue	12,600	10,500	17,620	7,120
TOTAL REVENUES	1,798,829	1,795,479	1,866,300	70,821
EXPENDITURES				
Administration				
P/R-Board of Supervisors	11,200	9,330	9,200	130
FICA Taxes	857	710	704	6
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	6,250	9,619	(3,369)
ProfServ-Legal Services	75,000	62,500	67,617	(5,117)
ProfServ-Mgmt Consulting Serv	64,985	54,155	54,154	1
ProfServ-Property Appraiser	779	779	392	387
ProfServ-Special Assessment	8,822	8,822	8,822	-
ProfServ-Trustee Fees	10,024	10,024	10,560	(536)
Auditing Services	4,355	4,355	4,355	-
Postage and Freight	750	630	627	3
Rental - Meeting Room	4,200	3,500	3,600	(100)
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,670	234	1,436
Legal Advertising	900	750	847	(97)
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	130	-	130
Misc-Assessmnt Collection Cost	37,524	37,524	36,659	865
Misc-Contingency	2,600	2,170	1,933	237
Office Supplies	150	130	-	130
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	260,771	233,886	26,885

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Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	241,670	233,371	8,299
Total Field	290,000	241,670	233,371	8,299
<u>Landscape Services</u>				
Contracts-Mulch	61,000	50,830	49,520	1,310
Contracts - Landscape	278,000	231,670	218,209	13,461
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	130,830	128,613	2,217
R&M-Irrigation	15,000	12,500	8,177	4,323
R&M-Trees and Trimming	25,000	20,830	29,810	(8,980)
Miscellaneous Services	27,475	22,900	21,876	1,024
Total Landscape Services	563,475	469,560	456,205	13,355
<u>Utilities</u>				
Electricity - General	32,000	26,670	29,322	(2,652)
Electricity - Streetlighting	88,000	73,330	83,405	(10,075)
Utility - Water & Sewer	150,000	125,000	124,041	959
Total Utilities	270,000	225,000	236,768	(11,768)
<u>Operation & Maintenance</u>				
Communication - Telephone	4,500	3,750	4,762	(1,012)
Utility - Refuse Removal	3,000	2,500	2,303	197
R&M-Ponds	10,000	8,330	2,532	5,798
R&M-Pools	25,000	20,830	28,608	(7,778)
R&M-Roads & Alleyways	5,000	4,170	1,987	2,183
R&M-Sidewalks	15,000	12,500	16,810	(4,310)
R&M-Vehicles	20,000	16,670	9,248	7,422
R&M-User Supported Facility	12,600	10,500	10,070	430
R&M-Equipment Boats	7,500	6,250	3,054	3,196
R&M-Parks & Facilities	70,000	58,330	13,932	44,398
Miscellaneous Services	2,400	2,000	1,250	750
Misc-Contingency	9,000	7,500	3,351	4,149
Misc-Security Enhancements	7,500	6,250	6,958	(708)
Op Supplies - Fuel, Oil	5,000	4,170	2,766	1,404
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	-	-	20,825	(20,825)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	248,750	176,980	71,770
TOTAL EXPENDITURES	1,694,113	1,445,751	1,337,210	108,541

HARMONY

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Excess (deficiency) of revenues Over (under) expenditures	104,716	349,728	529,090	179,362
<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	\$ 349,728	\$ 445,894	\$ 96,166
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,502,308	\$ 1,598,474	

HARMONY

Community Development District

Series 2014 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 1,000	\$ 830	\$ 7,995	\$ 7,165
Special Assmnts- Tax Collector	1,255,895	1,255,895	1,248,229	(7,666)
Special Assmnts- Prepayment	-	-	44,405	44,405
Special Assmnts- Discounts	(50,235)	(50,235)	(14,033)	36,202
TOTAL REVENUES	1,206,660	1,206,490	1,286,596	80,106
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	25,118	25,118	24,684	434
Total Administration	25,118	25,118	24,684	434
<u>Debt Service</u>				
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
Total Debt Service	1,186,213	1,186,213	1,274,413	(88,200)
TOTAL EXPENDITURES	1,211,331	1,211,331	1,299,097	(87,766)
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	(4,841)	(12,501)	(7,660)
<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)	\$ (4,841)	\$ (12,501)	\$ (7,660)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,235,946	\$ 1,228,286	

HARMONY

Community Development District

Series 2015 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 250	\$ 6,911	\$ 6,661
Special Assmnts- Tax Collector	1,029,367	1,029,367	937,503	(91,864)
Special Assmnts- Prepayment	-	-	643,312	643,312
Special Assmnts- Discounts	(41,175)	(41,175)	(10,540)	30,635
TOTAL REVENUES	988,492	988,442	1,577,186	588,744
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20,587	20,587	18,539	2,048
Total Administration	20,587	20,587	18,539	2,048
Debt Service				
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
Total Debt Service	986,606	986,606	2,242,613	(1,256,007)
TOTAL EXPENDITURES	1,007,193	1,007,193	2,261,152	(1,253,959)
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	(18,751)	(683,966)	(665,215)
OTHER FINANCING SOURCES (USES)				
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)	\$ (18,751)	\$ (600,770)	\$ (582,019)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,526,399	1,526,399	1,526,399	
FUND BALANCE, ENDING	\$ 1,507,698	\$ 1,507,648	\$ 925,629	

HARMONY

Community Development District

Supporting Schedules

July 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
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
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
06/08/20	499,277	(14,839)	10,189	494,628	226,991	152,842	114,795
06/13/20	1,070,517	(31,816)	21,847	1,060,548	486,698	327,715	246,136
TOTAL	\$ 3,914,216	\$ 45,414	\$ 79,882	\$ 4,039,513	\$ 1,853,780	\$ 1,248,229	\$ 937,503

Collected in % 100%

TOTAL OUTSTANDING	\$ -	\$ -	\$ -	\$ -
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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.

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Community Development District

Cash and Investment Report
July 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%	\$387,392
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$6,776
				Subtotal	<u>\$394,168</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%	\$1,118,471
				Subtotal	<u>\$1,224,913</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%	\$23,077
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%	\$597,896
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$287,346
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%	\$298,283
				Subtotal	<u>\$2,153,915</u>
				Total	<u><u>\$3,772,996</u></u>