

**HARMONY**

Community Development District

**Financial Statements**

(Unaudited)

**August 31, 2020**

**HARMONY**

Community Development District

**Governmental Funds**

**Balance Sheet**  
August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 642,357	\$ -	\$ -	\$ 642,357
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	733,736	-	-	733,736
Prepayment Account	-	23,077	317,749	340,826
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	597,907	298,291	896,198
<b>TOTAL ASSETS</b>	<b>\$ 1,482,535</b>	<b>\$ 1,228,297</b>	<b>\$ 956,040</b>	<b>\$ 3,666,872</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 24,766	\$ -	\$ -	\$ 24,766
Accrued Expenses	19,586	-	-	19,586
<b>TOTAL LIABILITIES</b>	<b>44,352</b>	<b>-</b>	<b>-</b>	<b>44,352</b>
<b>FUND BALANCES</b>				
<b>Restricted for:</b>				
Debt Service	-	1,228,297	956,040	2,184,337
<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>719,077</b>	<b>-</b>	<b>-</b>	<b>719,077</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,438,183</b>	<b>\$ 1,228,297</b>	<b>\$ 956,040</b>	<b>\$ 3,622,520</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,482,535</b>	<b>\$ 1,228,297</b>	<b>\$ 956,040</b>	<b>\$ 3,666,872</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>REVENUES</b>				
Interest - Investments	\$ 6,000	\$ 5,500	\$ 7,945	\$ 2,445
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	1,100	1,990	890
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	275	766	491
User Facility Revenue	12,600	11,550	17,620	6,070
<b>TOTAL REVENUES</b>	<b>1,798,829</b>	<b>1,797,154</b>	<b>1,866,991</b>	<b>69,837</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	11,200	10,263	10,000	263
FICA Taxes	857	781	765	16
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	6,875	12,425	(5,550)
ProfServ-Legal Services	75,000	68,750	78,008	(9,258)
ProfServ-Mgmt Consulting Serv	64,985	59,570	59,570	-
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	693	682	11
Rental - Meeting Room	4,200	3,850	3,600	250
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	1,837	243	1,594
Legal Advertising	900	825	847	(22)
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	143	-	143
Misc-Assessmnt Collection Cost	37,524	37,524	36,659	865
Misc-Contingency	2,600	2,387	1,983	404
Office Supplies	150	143	-	143
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>289,138</b>	<b>274,963</b>	<b>254,074</b>	<b>20,889</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>Field</b>				
ProfServ-Field Management	290,000	265,837	255,576	10,261
<b>Total Field</b>	<b>290,000</b>	<b>265,837</b>	<b>255,576</b>	<b>10,261</b>
<b>Landscape Services</b>				
Contracts-Mulch	61,000	55,913	54,462	1,451
Contracts - Landscape	278,000	254,837	239,508	15,329
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	143,913	141,452	2,461
R&M-Irrigation	15,000	13,750	8,498	5,252
R&M-Trees and Trimming	25,000	22,913	29,810	(6,897)
Miscellaneous Services	27,475	25,190	22,940	2,250
<b>Total Landscape Services</b>	<b>563,475</b>	<b>516,516</b>	<b>496,670</b>	<b>19,846</b>
<b>Utilities</b>				
Electricity - General	32,000	29,337	31,669	(2,332)
Electricity - Streetlighting	88,000	80,663	91,988	(11,325)
Utility - Water & Sewer	150,000	137,500	143,199	(5,699)
<b>Total Utilities</b>	<b>270,000</b>	<b>247,500</b>	<b>266,856</b>	<b>(19,356)</b>
<b>Operation &amp; Maintenance</b>				
Communication - Telephone	4,500	4,125	5,190	(1,065)
Utility - Refuse Removal	3,000	2,750	2,528	222
R&M-Ponds	10,000	9,163	2,532	6,631
R&M-Pools	25,000	22,913	33,185	(10,272)
R&M-Roads & Alleyways	5,000	4,587	2,051	2,536
R&M-Sidewalks	15,000	13,750	22,223	(8,473)
R&M-Vehicles	20,000	18,337	9,598	8,739
R&M-User Supported Facility	12,600	11,550	10,070	1,480
R&M-Equipment Boats	7,500	6,875	4,423	2,452
R&M-Parks & Facilities	70,000	64,163	16,787	47,376
Miscellaneous Services	2,400	2,200	1,250	950
Misc-Contingency	9,000	8,250	4,188	4,062
Misc-Security Enhancements	7,500	6,875	7,900	(1,025)
Op Supplies - Fuel, Oil	5,000	4,587	2,992	1,595
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	-	-	51,575	(51,575)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
<b>Total Operation &amp; Maintenance</b>	<b>281,500</b>	<b>265,125</b>	<b>225,016</b>	<b>40,109</b>

**HARMONY**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>1,569,941</b>	<b>1,498,192</b>	<b>71,749</b>
Excess (deficiency) of revenues Over (under) expenditures	104,716	227,213	368,799	141,586
<b>OTHER FINANCING SOURCES (USES)</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	\$ 227,213	\$ 285,603	\$ 58,390
<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>\$ 1,379,793</b>	<b>\$ 1,438,183</b>	

**HARMONY**

Community Development District

*Series 2014 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 1,000	\$ 913	\$ 8,006	\$ 7,093
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
<b>TOTAL REVENUES</b>	<b>1,206,660</b>	<b>1,206,573</b>	<b>1,286,607</b>	<b>80,034</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	25,118	25,118	24,684	434
<b>Total Administration</b>	<b>25,118</b>	<b>25,118</b>	<b>24,684</b>	<b>434</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>1,299,097</b>	<b>(87,766)</b>
Excess (deficiency) of revenues Over (under) expenditures	(4,671)	(4,758)	(12,490)	(7,732)
<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)	\$ (4,758)	\$ (12,490)	\$ (7,732)
<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>\$ 1,236,029</b>	<b>\$ 1,228,297</b>	

**HARMONY**

Community Development District

*Series 2015 Debt Service Fund*

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 300	\$ 275	\$ 6,919	\$ 6,644
Special Assmnts- Tax Collector	1,029,367	1,029,367	937,503	(91,864)
Special Assmnts- Prepayment	-	-	673,715	673,715
Special Assmnts- Discounts	(41,175)	(41,175)	(10,540)	30,635
<b>TOTAL REVENUES</b>	<b>988,492</b>	<b>988,467</b>	<b>1,607,597</b>	<b>619,130</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	20,587	20,587	18,539	2,048
<b>Total Administration</b>	<b>20,587</b>	<b>20,587</b>	<b>18,539</b>	<b>2,048</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>2,261,152</b>	<b>(1,253,959)</b>
Excess (deficiency) of revenues Over (under) expenditures	(18,701)	(18,726)	(653,555)	(634,829)
<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)	\$ (18,726)	\$ (570,359)	\$ (551,633)
<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>\$ 1,507,673</b>	<b>\$ 956,040</b>	

**HARMONY**

Community Development District

**Supporting Schedules**

**August 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
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
<b>TOTAL</b>	\$ 3,914,216	\$ 45,414	\$ 79,882	\$ 4,039,513	\$ 1,853,780	\$ 1,248,229	\$ 937,503

Collected in % 100%

<b>TOTAL OUTSTANDING</b>	\$ -	\$ -	\$ -	\$ -
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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**  
*August 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	Bank United	Checking Account	n/a	0.00%	\$318,368	
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$316,154	
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$7,835	
					<b>Subtotal</b>	<b>\$642,357</b>
Certificate of Deposit	BankUnited	12 month CD	2/19/2021	1.60%	\$106,442	
Money Market Account	BankUnited	Money Market Account	n/a	0.30%	\$733,736	
					<b>Subtotal</b>	<b>\$840,178</b>

**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%	\$597,907	
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$317,749	
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%	\$298,291	
					<b>Subtotal</b>	<b>\$2,184,337</b>
					<b>Total</b>	<b>\$3,666,872</b>