

HARMONY

Community Development District

Financial Statements

(Unaudited)

September 30, 2020

Balance Sheet
September 30, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2014 DEBT SERVICE FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 543,078	\$ -	\$ -	\$ 543,078
Accounts Receivable	3,152	-	-	3,152
Investments:				
Certificates of Deposit - 12 Months	106,442	-	-	106,442
Money Market Account	733,917	-	-	733,917
Prepayment Account	-	23,077	337,047	360,124
Reserve Fund	-	607,313	340,000	947,313
Revenue Fund	-	597,913	298,295	896,208
Prepaid Items	10,931	-	-	10,931
TOTAL ASSETS	\$ 1,397,520	\$ 1,228,303	\$ 975,342	\$ 3,601,165
<u>LIABILITIES</u>				
Accounts Payable	\$ 88,402	\$ -	\$ -	\$ 88,402
TOTAL LIABILITIES	88,402	-	-	88,402
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	10,931	-	-	10,931
Restricted for:				
Debt Service	-	1,228,303	975,342	2,203,645
Assigned to:				
Operating Reserves	423,528	-	-	423,528
Reserves-Renewal & Replacement	40,215	-	-	40,215
Reserves - Sidewalks & Alleyways	213,208	-	-	213,208
Reserves-Uninsured Repairs	50,000	-	-	50,000
Unassigned:	571,236	-	-	571,236
TOTAL FUND BALANCES	\$ 1,309,118	\$ 1,228,303	\$ 975,342	\$ 3,512,763
TOTAL LIABILITIES & FUND BALANCES	\$ 1,397,520	\$ 1,228,303	\$ 975,342	\$ 3,601,165

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 6,000	\$ 6,000	\$ 8,138	\$ 2,138
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
Sale of Surplus Equipment	-	-	1,454	1,454
Other Miscellaneous Revenues	-	-	694	694
Access Cards	1,200	1,200	2,080	880
Insurance Reimbursements	-	-	3,096	3,096
Facility Revenue	300	300	766	466
User Facility Revenue	12,600	12,600	21,460	8,860
TOTAL REVENUES	1,798,829	1,798,829	1,872,568	73,739

EXPENDITURES**Administration**

P/R-Board of Supervisors	11,200	11,200	10,800	400
FICA Taxes	857	857	826	31
ProfServ-Arbitrage Rebate	1,200	1,200	600	600
ProfServ-Dissemination Agent	1,500	1,500	1,500	-
ProfServ-Engineering	7,500	7,500	14,891	(7,391)
ProfServ-Legal Services	75,000	75,000	94,587	(19,587)
ProfServ-Mgmt Consulting Serv	64,985	64,985	64,985	-
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	750	732	18
Rental - Meeting Room	4,200	4,200	3,600	600
Insurance - General Liability	27,867	27,867	22,888	4,979
Printing and Binding	2,000	2,000	251	1,749
Legal Advertising	900	900	847	53
Misc-Property Taxes	26,600	26,600	-	26,600
Misc-Records Storage	150	150	-	150
Misc-Assessmnt Collection Cost	37,524	37,524	36,659	865
Misc-Contingency	2,600	2,600	2,633	(33)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Office Supplies	150	150	-	150
Annual District Filing Fee	175	175	175	-
Total Administration	289,138	289,138	280,103	9,035
Field				
ProfServ-Field Management	290,000	290,000	278,023	11,977
Total Field	290,000	290,000	278,023	11,977
Landscape Services				
Contracts-Mulch	61,000	61,000	59,405	1,595
Contracts - Landscape	278,000	278,000	260,808	17,192
Cntrs-Shrub/Grnd Cover Annual Svc	157,000	157,000	154,291	2,709
R&M-Irrigation	15,000	15,000	8,887	6,113
R&M-Trees and Trimming	25,000	25,000	29,810	(4,810)
Miscellaneous Services	27,475	27,475	26,775	700
Total Landscape Services	563,475	563,475	539,976	23,499
Utilities				
Electricity - General	32,000	32,000	33,920	(1,920)
Electricity - Streetlighting	88,000	88,000	100,399	(12,399)
Utility - Water & Sewer	150,000	150,000	153,651	(3,651)
Total Utilities	270,000	270,000	287,970	(17,970)
Operation & Maintenance				
Communication - Telephone	4,500	4,500	5,764	(1,264)
Utility - Refuse Removal	3,000	3,000	2,771	229
R&M-Ponds	10,000	10,000	3,008	6,992
R&M-Pools	25,000	25,000	34,071	(9,071)
R&M-Roads & Alleyways	5,000	5,000	2,051	2,949
R&M-Sidewalks	15,000	15,000	33,048	(18,048)
R&M-Vehicles	20,000	20,000	9,743	10,257
R&M-User Supported Facility	12,600	12,600	10,070	2,530
R&M-Equipment Boats	7,500	7,500	9,190	(1,690)
R&M-Parks & Facilities	70,000	70,000	19,359	50,641
Miscellaneous Services	2,400	2,400	1,250	1,150
Misc-Contingency	9,000	9,000	4,276	4,724
Misc-Security Enhancements	7,500	7,500	8,224	(724)
Op Supplies - Fuel, Oil	5,000	5,000	3,258	1,742
Cap Outlay - Other	5,000	5,000	33,073	(28,073)
Cap Outlay - Vehicles	20,000	20,000	15,451	4,549

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Reserve - Renewal&Replacement	-	-	52,155	(52,155)
Reserve - Sidewalks & Alleyways	60,000	60,000	-	60,000
Total Operation & Maintenance	281,500	281,500	246,762	34,738
TOTAL EXPENDITURES	1,694,113	1,694,113	1,632,834	61,279
Excess (deficiency) of revenues				
Over (under) expenditures	104,716	104,716	239,734	135,018
OTHER FINANCING SOURCES (USES)				
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	\$ 104,716	\$ 156,538	\$ 51,822
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,152,580	1,152,580	1,152,580	
FUND BALANCE, ENDING	\$ 1,257,296	\$ 1,257,296	\$ 1,309,118	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,000	\$ 1,000	\$ 8,012	\$ 7,012
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	1,206,660	1,286,613	79,953
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	25,118	25,118	24,684	434
Total Administration	25,118	25,118	24,684	434
Debt Service				
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)	(4,671)	(12,484)	(7,813)
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(4,671)	-	-	-
TOTAL FINANCING SOURCES (USES)	(4,671)	-	-	-
Net change in fund balance	\$ (4,671)	\$ (4,671)	\$ (12,484)	\$ (7,813)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,240,787	1,240,787	1,240,787	
FUND BALANCE, ENDING	\$ 1,236,116	\$ 1,236,116	\$ 1,228,303	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 300	\$ 300	\$ 6,923	\$ 6,623
Special Assmnts- Tax Collector	1,029,367	1,029,367	937,503	(91,864)
Special Assmnts- Prepayment	-	-	693,013	693,013
Special Assmnts- Discounts	(41,175)	(41,175)	(10,540)	30,635
TOTAL REVENUES	988,492	988,492	1,626,899	638,407
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)	(18,701)	(634,253)	(615,552)
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)	\$ (18,701)	\$ (551,057)	\$ (532,356)
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,526,399	1,526,399	1,526,399	
FUND BALANCE, ENDING	\$ 1,507,698	\$ 1,507,698	\$ 975,342	

HARMONY

Community Development District

Supporting Schedules

September 30, 2020

**Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2020**

					Allocation by Fund		
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	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.

Cash and Investment Report
September 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	Bank United	Checking Account	n/a	0.00%	\$356,880
Checking Account- Operating	CenterState Bank	Interest Bearing Account	n/a	0.05%	\$180,794
Debit Account	CenterState Bank	Debit Account	n/a	0.25%	\$5,404
Subtotal					\$543,078
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%	\$733,917
Subtotal					\$840,358

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%	\$597,913
Series 2015 Prepayment Fund	US Bank	US Bank Open-Ended Commercial Paper	n/a	0.02%	\$337,047
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%	\$298,295
Subtotal					\$2,203,645
Total					\$3,587,081