

# **HARMONY**

Community Development District

## ***Annual Operating and Debt Service Budget*** **Fiscal Year 2017**

Version 3 - Adopted Budget:  
(Adopted on 7/28/16)

Prepared by:



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Harmony  
Community Development District

**Operating Budget**  
Fiscal Year 2017

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU JUN-2106	JUL- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
<b>REVENUES</b>						
Interest - Investments	\$ 2,625	\$ 2,500	\$ 2,173	\$ 327	\$ 2,500	\$ 2,500
Soccer Fees	750	-	-	-	-	-
Interest - Tax Collector	50	-	56	-	56	-
Special Assmnts- Tax Collector	811,191	1,017,931	1,017,932	-	1,017,932	1,252,768
Special Assmnts- CDD Collected	975,831	893,202	686,857	206,345	893,202	672,447
Special Assmnts- Discounts	(21,930)	(40,717)	(29,481)	-	(29,481)	(50,111)
Sale of Surplus Equipment	50	-	-	-	-	-
Settlements	-	-	7,864	-	7,864	-
Other Miscellaneous Revenues	1,205	-	9,678	-	9,678	-
Access Cards	2,065	1,200	1,290	210	1,500	1,200
Facility Revenue	-	-	2,790	1,210	4,000	4,000
Facility Membership Fee	-	-	1,000	-	1,000	-
<b>TOTAL REVENUES</b>	<b>1,771,837</b>	<b>1,874,116</b>	<b>1,700,159</b>	<b>208,092</b>	<b>1,908,251</b>	<b>1,882,804</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	11,800	11,200	8,800	2,400	11,200	11,200
FICA Taxes	903	857	673	184	857	857
ProfServ-Arbitrage Rebate	1,800	1,200	1,200	-	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	7,041	8,000	4,109	3,891	8,000	8,000
ProfServ-Legal Services	47,556	35,000	36,206	8,794	45,000	40,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	41,988	13,996	55,984	55,984
ProfServ-Property Appraiser	418	779	406	-	406	779
ProfServ-Special Assessment	7,890	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	9,727	10,024	9,727	-	9,727	10,024
Auditing Services	4,700	4,900	4,900	-	4,900	5,100
Postage and Freight	634	750	411	137	548	750
Rental - Meeting Room	500	1,500	-	-	-	-
Insurance - General Liability	25,512	25,512	26,759	-	26,759	29,435
Printing and Binding	2,826	2,500	1,323	441	1,764	2,500
Legal Advertising	1,015	900	199	701	900	900
Misc-Records Storage	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	10,562	20,359	19,783	-	19,783	25,055
Misc-Contingency	50	2,600	124	62	186	2,600
Office Supplies	44	300	33	11	44	300
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>190,637</b>	<b>193,012</b>	<b>167,138</b>	<b>30,767</b>	<b>197,905</b>	<b>205,331</b>
<i>Field</i>						
ProfServ-Field Management	165,998	200,000	133,801	44,600	178,401	230,000
Cap Outlay - Other	2,008	-	-	-	-	-
<b>Total Field</b>	<b>168,006</b>	<b>200,000</b>	<b>133,801</b>	<b>44,600</b>	<b>178,401</b>	<b>230,000</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU JUN-2106	JUL- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
<b>Landscape Services</b>						
Contracts-Trees & Trimming	20,286	20,692	15,519	5,173	20,692	20,692
Contracts-Shrub Care	119,351	121,738	91,303	30,435	121,738	121,738
Contracts-Ground	21,962	22,400	28,968	11,684	40,652	46,736
Contracts-Turf Care	259,866	265,063	198,047	66,016	264,063	290,000
R&M-Irrigation	8,573	15,000	4,173	5,827	10,000	10,000
R&M-Trees and Trimming	-	15,000	19,562	-	19,562	20,000
Miscellaneous Services	35,332	25,000	19,651	5,349	25,000	25,000
<b>Total Landscape Services</b>	<b>465,370</b>	<b>484,893</b>	<b>377,223</b>	<b>124,484</b>	<b>501,707</b>	<b>534,166</b>
<b>Utilities</b>						
Electricity - General	29,780	32,000	24,666	7,334	32,000	32,000
Electricity - Streetlighting	69,866	90,206	54,895	20,105	75,000	90,000
Utility - Water & Sewer	93,431	105,000	63,237	31,763	95,000	105,000
Lease - Street Light	284,119	208,467	156,351	52,116	208,467	181,187
Cap Outlay - Streetlights	679,030	330,638	-	365,000	365,000	330,000
<b>Total Utilities</b>	<b>1,156,226</b>	<b>766,311</b>	<b>299,149</b>	<b>476,318</b>	<b>775,467</b>	<b>738,187</b>
<b>Operation &amp; Maintenance</b>						
Contracts-Lake and Wetland	15,696	20,000	3,924	-	3,924	-
Communication - Telephone	3,826	4,000	2,740	920	3,660	3,720
Utility - Refuse Removal	2,857	3,000	2,225	742	2,967	3,000
R&M-Ponds	-	-	1,812	-	1,812	10,000
R&M-Pools	25,209	30,000	14,111	5,889	20,000	20,000
R&M-Roads & Alleyways	61,077	65,000	168	64,832	65,000	65,000
R&M-Sidewalks	3,924	5,000	2,685	2,315	5,000	5,000
R&M-Vehicles	-	-	5,908	2,092	8,000	5,000
R&M-Equipment Boats	5,169	7,500	1,657	5,843	7,500	7,500
R&M-Equipment Vehicles	3,701	5,000	-	-	-	-
R&M-Parks & Facilities	26,218	37,000	16,324	20,676	37,000	37,000
R&M-Hardscape Cleaning	1,250	-	-	-	-	-
Miscellaneous Services	1,600	2,400	1,125	375	1,500	2,400
Misc-Property Taxes	329	-	-	-	-	-
Misc-Access Cards&Equipment	1,652	2,500	349	175	524	2,500
Misc-Contingency	6,309	8,000	2,817	5,183	8,000	8,000
Misc-Security Enhancements	2,116	2,500	4,174	326	4,500	2,500
Op Supplies - Fuel, Oil	-	-	1,753	547	2,300	3,500
Cap Outlay - Other	-	16,000	2,252	13,748	16,000	-
Cap Outlay - Vehicles	5,147	22,000	24,033	-	24,033	-
<b>Total Operation &amp; Maintenance</b>	<b>166,080</b>	<b>229,900</b>	<b>88,057</b>	<b>123,662</b>	<b>211,719</b>	<b>175,120</b>
<b>TOTAL EXPENDITURES</b>	<b>2,146,319</b>	<b>1,874,116</b>	<b>1,065,368</b>	<b>799,832</b>	<b>1,865,200</b>	<b>1,882,804</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(374,482)	-	634,791	(591,740)	43,051	-

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	100,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	(274,482)	-	634,791	(591,740)	43,051	-
<b>FUND BALANCE, BEGINNING</b>	856,921	582,439	582,439	-	582,439	625,490
<b>FUND BALANCE, ENDING</b>	<b>\$ 582,439</b>	<b>\$ 582,439</b>	<b>\$ 1,217,230</b>	<b>\$ (591,740)</b>	<b>\$ 625,490</b>	<b>\$ 625,490</b>

**Exhibit "A"**  
 Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 625,490
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2017</b>	<b>625,490</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	250,000 <sup>(1)</sup>
Reserves - Insurance	50,000
Reserves - Renewal & Replacement	99,188
Reserves - Sidewalk and Alleyways	165,000
	<hr/>
Subtotal	564,188
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<b>Total Allocation of Available Funds</b>	<b>564,188</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 61,302</b>
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**Notes**

(1) Represents approximately 2 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2017**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessment-CDD Collected (Maintenance)**

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

The District is charging fees for access cards to the pools and Buck Lake access.

**Facility Revenue**

The District is charging for events held at the District facilities.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings and 2 workshops.

**FICA Taxes**

Payroll taxes on Board of Supervisors compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on signed engagement letters for each Bond series at \$600 each.

**Professional Services-Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates additional reporting requirements for unrelated bond issues and is performed by Digital Assurance Company. The budgeted amount for the fiscal year is based on standard fees charged for this service.



**Budget Narrative**  
Fiscal Year 2017

<b>EXPENDITURES</b>
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**Administrative** (continued)**Professional Services-Engineering**

The District's engineer, Boyd Civil Engineering, Inc., will be providing general engineering services to the District, i.e., attendance and preparation for monthly Board meetings, review of invoices, preparation of requisitions., etc.

**Professional Services-Legal Services**

The District's general counsel, Young, Van Assenderp & Qualls, P.A., retained by the District Board, is responsible for attending and preparing for Board meetings and rendering advice, counsel, recommendations, and representation as determined appropriate or as directed by the Board directly or as relayed by the manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Severn Trent Management Services, Inc. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement. No increase is expected for FY2016.

Contract -Severn Trent Management Services	\$55,984
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**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The fiscal year budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc.-Assessment Collection Cost.

**Professional Services-Special Assessment (Advisor)**

The District will be billed annually for calculating and levying the annual operating and maintenance, and debt service assessments, as provided by Severn Trent Management Services.

**Professional Services-Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees per engagement letter with Grau & Associates.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Rental-Meeting Room**

Room rental fees for District meetings.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risks Insurance Agency. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

**Administrative** (continued)

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Misc-Record Storage**

Storage usage for Districts record keeping.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Contingency**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

**Field**

**Professional Services-Field Management** **\$230,000**

Project Manager will provide onsite field operations management and supervisory services, including oversight of all District contractors providing services including landscape, hardscape, stormwater/ponds, etc. Field services provided for within this scope include community boat operations, facility and common area maintenance and irrigation.

**Landscape Services**

**Contracts-Trees and Trimming** **\$20,692**

Scheduled maintenance consists of pruning, maintaining tree basins and fertilizing trees below the 10-foot height level.

Contract (Davey Tree) - Tree Care \$20,692

**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

**Landscape Services** (continued)

**R&M-Shrub Care**

**\$121,738**

Scheduled maintenance consists of pruning, mulching, fertilizing, applying pest and disease control chemicals, and providing weed control and debris removal to Shrubs within the District. This includes H-1 Neighborhood.

Contract (Davey Tree) - Shrub Care \$121,738

**Contracts-Ground**

**\$46,736**

Scheduled maintenance consists of pruning/edging, disease and pest control, weed control, fertilization for ground covers, as well as planting and replacing various annual and seasonal flowers within the District.

Contract (Davey Tree) Ground Covers \$10,236  
Contract (Davey Tree) Annuals/Seasonal Flowers \$12,164  
Contract (Davey Tree) Neighborhood H2 and F \$24,336

**Contracts-Turf Care**

**\$290,000**

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District.

**R&M-Irrigation**

**\$10,000**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components.

Unscheduled maintenance/repair of Weather Station \$1,400  
Unscheduled maintenance/repair of lines \$3,000  
Irrigation supplies \$5,600

**R&M-Trees Trimming Services (Canopy)**

**\$20,000**

Scheduled maintenance consists of canopy trimming for trees above the 10-foot height level, and consulting with a certified arborist.

**Miscellaneous Services**

**\$25,000**

Unscheduled or one-time landscape maintenance expenses for other areas within the District that are not listed in any other budget category.

**Utilities**

**Electricity-General**

**\$32,000**

Electricity for accounts with Orlando Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Budget Narrative**  
Fiscal Year 2017

**EXPENDITURES**

**Utilities (continued)**

**Electricity-Streetlighting** **\$90,000**  
Orlando Utilities Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Utility-Water & Sewer** **\$105,000**  
The District currently has utility accounts with Toho Water Authority. Usage consists of water, sewer and reclaimed water services.

**Lease-Street Lights** **\$181,187**  
Contract to lease (investment fees) light-poles and fixtures for all street lighting within the District, as per agreement with the Orlando Utilities Commission.

**Cap-Outlay-Street Lights** **\$330,000**  
This line item is for future buy out of the streetlights contracts obligation of the District. And repair/replacement of existing, as necessary.

**Operation & Maintenance**

**Communication-Telephone** **\$3,720**  
Telephone expenses for the dockmaster and assistant.

**Utility-Refuse Removal** **\$3,000**  
Scheduled maintenance consists of trash disposal. Unscheduled maintenance consists of replacement or repair of dumpster.

**R&M-Ponds** **\$10,000**  
Scheduled maintenance and treatment of nuisance aquatic species, including pond consultant, as necessary.

**R&M-Pools** **\$20,000**  
This includes pool any repairs and maintenance for the Swim Club Ashley Park pools and Lakeshore Park Splash Pad that may be incurred during the year by the District, including repair and replacement of pool furniture, shades, safety equipment, etc. Various pool licenses and permits required for the pools are based on historical expenses.

Repair /replace	\$2,000
Supplies	\$9,840
Licenses	\$1,050
Unscheduled Maintenance	\$7,110

**R&M-Roads and Alleyways** **\$65,000**  
This line item is to resurfacing the alleys of the District.

**R&M-Sidewalks** **\$5,000**  
Unscheduled maintenance consists of grinding uneven areas and replacement of concrete sidewalk areas, replacement of broken sidewalk, and pressure washing.

**Budget Narrative**  
Fiscal Year 2017

<b>EXPENDITURES</b>
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**Operation & Maintenance** (continued)**R&M-Vehicles****\$5,000**

Supplies such as tires and parts, maintenance and equipment needed for various vehicles.

Vehicles, tires and parts	\$3,000
Repairs and maintenance	\$1,500
Miscellaneous	\$500

**R&M-Equipment Boats****\$7,500**

Supplies such as generators and large tools, maintenance and equipment needed for the boats.

Boat tools and generator	\$4,000
Repairs and maintenance	\$3,000
Miscellaneous	\$500

**R&M-Parks and Facilities****\$37,000**

Maintenance or repairs to the basketball courts and athletic fields, cleaning of basketball court, dog parks and all miscellaneous park areas. Also includes, cleaning, daily maintenance and rest room supplies.

Lakeshore Park	\$7,500
Dog Parks	\$2,000
Park Areas	\$7,500
Facilities	\$20,000

**Miscellaneous Services****\$2,400**

Draining service for holding tank of District's office trailer.

**Miscellaneous-Access Cards & Equipment****\$2,500**

Represents costs for purchasing/producing access cards, supplies and special ink cartridges for printer.

**Miscellaneous Contingency****\$8,000**

The fiscal year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

**Miscellaneous-Security Enhancement****\$2,500**

Represents costs for network service and update and improve security within the District. (Gates and pool camera's etc.). Unscheduled maintenance; includes repair or replacement of damaged cameras and any required upgrades.

**OP Supplies – Fuel, Oil****\$3,500**

Represents usage of fuel.

Harmony  
Community Development District

**Debt Service Budgets**

Fiscal Year 2017

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
<b>REVENUES</b>						
Interest - Investments	\$ 75	\$ 50	\$ 1,028	\$ 172	\$ 1,200	\$ 1,000
Special Assmnts- Tax Collector	1,065,433	1,207,426	1,201,012	-	1,201,012	1,176,227
Special Assmnts- Prepayment	102,018	-	49,300	-	49,300	-
Special Assmnts- CDD Collected	255,886	63,546	114,564	-	114,564	86,844
Special Assmnts- Discounts	(28,827)	(48,297)	(34,783)	-	(34,783)	(47,049)
<b>TOTAL REVENUES</b>	<b>1,394,585</b>	<b>1,222,725</b>	<b>1,331,121</b>	<b>172</b>	<b>1,331,293</b>	<b>1,217,022</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	14,378	24,149	23,311	-	23,311	23,525
<b>Total Administrative</b>	<b>14,378</b>	<b>24,149</b>	<b>23,311</b>	<b>-</b>	<b>23,311</b>	<b>23,525</b>
<i>Debt Service</i>						
Principal Debt Retirement	260,000	520,000	520,000	-	520,000	535,000
Principal Prepayments	185,000	-	85,000	-	85,000	-
Interest Expense	597,819	692,350	690,700	-	690,700	662,125
<b>Total Debt Service</b>	<b>1,042,819</b>	<b>1,212,350</b>	<b>1,295,700</b>	<b>-</b>	<b>1,295,700</b>	<b>1,197,125</b>
<b>TOTAL EXPENDITURES</b>	<b>1,057,197</b>	<b>1,236,499</b>	<b>1,319,011</b>	<b>-</b>	<b>1,319,011</b>	<b>1,220,650</b>
Excess (deficiency) of revenues Over (under) expenditures	337,388	(13,774)	12,110	172	12,282	(3,628)
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	(56,011)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(13,774)	-	-	-	(3,628)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>(56,011)</b>	<b>(13,774)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,628)</b>
Net change in fund balance	281,377	(13,774)	12,110	172	12,282	(3,628)
<b>FUND BALANCE, BEGINNING</b>	<b>848,177</b>	<b>1,129,554</b>	<b>1,129,554</b>	<b>-</b>	<b>1,129,554</b>	<b>1,141,836</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,129,554</b>	<b>\$ 1,115,780</b>	<b>\$ 1,141,664</b>	<b>\$ 172</b>	<b>\$ 1,141,836</b>	<b>\$ 1,138,208</b>

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2016	\$12,895,000			\$331,063	
5/1/2017	\$12,895,000	\$535,000	5.000%	\$331,063	\$1,197,125
11/1/2017	\$12,360,000			\$317,688	
5/1/2018	\$12,360,000	\$565,000	5.000%	\$317,688	\$1,200,375
11/1/2018	\$11,795,000			\$303,563	
5/1/2019	\$11,795,000	\$590,000	5.000%	\$303,563	\$1,197,125
11/1/2019	\$11,205,000			\$288,813	
5/1/2020	\$11,205,000	\$625,000	5.000%	\$288,813	\$1,202,625
11/1/2020	\$10,580,000			\$273,188	
5/1/2021	\$10,580,000	\$655,000	5.000%	\$273,188	\$1,201,375
11/1/2021	\$9,925,000			\$256,813	
5/1/2022	\$9,925,000	\$690,000	5.000%	\$256,813	\$1,203,625
11/1/2022	\$9,235,000			\$239,563	
5/1/2023	\$9,235,000	\$725,000	5.000%	\$239,563	\$1,204,125
11/1/2023	\$8,510,000			\$221,438	
5/1/2024	\$8,510,000	\$760,000	5.000%	\$221,438	\$1,202,875
11/1/2024	\$7,750,000			\$202,438	
5/1/2025	\$7,750,000	\$800,000	5.000%	\$202,438	\$1,204,875
11/1/2025	\$6,950,000			\$182,438	
5/1/2026	\$6,950,000	\$845,000	5.250%	\$182,438	\$1,209,875
11/1/2026	\$6,105,000			\$160,256	
5/1/2027	\$6,105,000	\$890,000	5.250%	\$160,256	\$1,210,513
11/1/2027	\$5,215,000			\$136,894	
5/1/2028	\$5,215,000	\$935,000	5.250%	\$136,894	\$1,208,788
11/1/2028	\$4,280,000			\$112,350	
5/1/2029	\$4,280,000	\$990,000	5.250%	\$112,350	\$1,214,700
11/1/2029	\$3,290,000			\$86,363	
5/1/2030	\$3,290,000	\$1,040,000	5.250%	\$86,363	\$1,212,725
11/1/2030	\$2,250,000			\$59,063	
5/1/2031	\$2,250,000	\$1,095,000	5.250%	\$59,063	\$1,213,125
11/1/2031	\$1,155,000			\$30,319	
5/1/2032	\$1,155,000	\$1,155,000	5.250%	\$30,319	\$1,215,638
		\$12,895,000		\$6,404,488	\$19,299,488



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2017 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU JUN-2106	PROJECTED JUL- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
<b>REVENUES</b>						
Interest - Investments	\$ 62	\$ -	\$ 271	\$ 29	\$ 300	\$ 300
Special Assmnts- Tax Collector	-	54,166	54,166	-	54,166	360,345
Special Assmnts- CDD Collected	-	1,013,028	1,029,815	-	1,029,815	725,220
Special Assmnts- Discounts	-	(2,167)	-	-	-	(14,414)
<b>TOTAL REVENUES</b>	<b>62</b>	<b>1,065,027</b>	<b>1,084,252</b>	<b>29</b>	<b>1,084,281</b>	<b>1,071,450</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	1,083	1,083	-	1,083	7,207
<b>Total Administrative</b>	<b>-</b>	<b>1,083</b>	<b>1,083</b>	<b>-</b>	<b>1,083</b>	<b>7,207</b>
<i>Non-Operating</i>						
Underwriter	338,250	-	-	-	-	-
<b>Total Non-Operating</b>	<b>338,250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Debt Service</i>						
Principal Debt Retirement	-	390,000	390,000	-	390,000	410,000
Interest Expense	-	668,632	668,632	-	668,632	648,481
<b>Total Debt Service</b>	<b>-</b>	<b>1,058,632</b>	<b>1,058,632</b>	<b>-</b>	<b>1,058,632</b>	<b>1,058,481</b>
<b>TOTAL EXPENDITURES</b>	<b>338,250</b>	<b>1,059,715</b>	<b>1,059,715</b>	<b>-</b>	<b>1,059,715</b>	<b>1,065,688</b>
Excess (deficiency) of revenues Over (under) expenditures	(338,188)	5,312	24,537	29	24,566	5,762
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	16,712	-	-	-	-	-
Bond Premium	366,008	-	-	-	-	-
Proceeds of Refunding Bonds	13,184,870	-	-	-	-	-
Pymt to Escrow Acct-Refunding	(12,872,628)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	5,312	-	-	-	5,762
<b>TOTAL OTHER SOURCES (USES)</b>	<b>694,962</b>	<b>5,312</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,762</b>
Net change in fund balance	356,774	5,312	24,537	29	24,566	5,762
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>356,774</b>	<b>356,774</b>	<b>-</b>	<b>356,774</b>	<b>381,340</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 356,774</b>	<b>\$ 362,086</b>	<b>\$ 381,311</b>	<b>\$ 29</b>	<b>\$ 381,340</b>	<b>\$ 387,102</b>

**AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
11/1/2016	\$13,140,000		3.750%	\$324,241	
5/1/2017	\$13,140,000	\$410,000	3.750%	\$324,241	\$1,058,481
11/1/2017	\$12,730,000		3.750%	\$316,553	
5/1/2018	\$12,730,000	\$425,000	3.750%	\$316,553	\$1,058,106
11/1/2018	\$12,305,000		3.750%	\$308,584	
5/1/2019	\$12,305,000	\$445,000	4.750%	\$308,584	\$1,062,169
11/1/2019	\$11,860,000		4.750%	\$298,016	
5/1/2020	\$11,860,000	\$465,000	4.750%	\$298,016	\$1,061,031
11/1/2020	\$11,395,000		4.750%	\$286,972	
5/1/2021	\$11,395,000	\$490,000	4.750%	\$286,972	\$1,063,944
11/1/2021	\$10,905,000		4.750%	\$275,334	
5/1/2022	\$10,905,000	\$510,000	4.750%	\$275,334	\$1,060,669
11/1/2022	\$10,395,000		4.750%	\$263,222	
5/1/2023	\$10,395,000	\$535,000	4.750%	\$263,222	\$1,061,444
11/1/2023	\$9,860,000		4.750%	\$250,516	
5/1/2024	\$9,860,000	\$560,000	4.750%	\$250,516	\$1,061,031
11/1/2024	\$9,300,000		4.750%	\$237,216	
5/1/2025	\$9,300,000	\$585,000	4.750%	\$237,216	\$1,059,431
11/1/2025	\$8,715,000		4.750%	\$223,322	
5/1/2026	\$8,715,000	\$610,000	5.125%	\$223,322	\$1,056,644
11/1/2026	\$8,105,000		5.125%	\$207,691	
5/1/2027	\$8,105,000	\$640,000	5.125%	\$207,691	\$1,055,381
11/1/2027	\$7,465,000		5.125%	\$191,291	
5/1/2028	\$7,465,000	\$675,000	5.125%	\$191,291	\$1,057,581
11/1/2028	\$6,790,000		5.125%	\$173,994	
5/1/2029	\$6,790,000	\$715,000	5.125%	\$173,994	\$1,062,988
11/1/2029	\$6,075,000		5.125%	\$155,672	
5/1/2030	\$6,075,000	\$745,000	5.125%	\$155,672	\$1,056,344
11/1/2030	\$5,330,000		5.125%	\$136,581	
5/1/2031	\$5,330,000	\$780,000	5.125%	\$136,581	\$1,053,163
11/1/2031	\$4,550,000		5.125%	\$116,594	
5/1/2032	\$4,550,000	\$820,000	5.125%	\$116,594	\$1,053,188
11/1/2032	\$3,730,000		5.125%	\$95,581	
5/1/2033	\$3,730,000	\$865,000	5.125%	\$95,581	\$1,056,163
11/1/2033	\$2,865,000		5.125%	\$73,416	
5/1/2034	\$2,865,000	\$905,000	5.125%	\$73,416	\$1,051,831
11/1/2034	\$1,960,000		5.125%	\$50,225	
5/1/2035	\$1,960,000	\$955,000	5.125%	\$50,225	\$1,055,450
11/1/2035	\$1,005,000		5.125%	\$25,753	
5/1/2036	\$1,005,000	\$1,005,000	5.125%	\$25,753	\$1,056,506
<b>Total</b>		<b>\$13,140,000</b>		<b>\$8,021,544</b>	<b>\$21,161,544</b>

**Budget Narrative**  
Fiscal Year 2017**REVENUES**

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**Interest-Investments**

The District earns interest income on its trust accounts with US Bank.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessment-CDD Collected (Maintenance)**

The District will collect a Non-Ad Valorem assessment on all the un-platted parcels within the District in support of the overall fiscal year budget.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

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**Administrative****Miscellaneous-Assessment Collection Cost**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The fiscal year budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Principal Debt Retirement**

The District pays regular principal payments annually in order to pay down/retire the debt service.

**Interest Expense**

The District pays interest expense on the debt service bonds twice a year.

Harmony  
Community Development District

**Supporting Budget Schedules**  
Fiscal Year 2017

**2017-2016 Non-Ad Valorem Assessment Summary  
Summary of Assessment Rates**

Platted			O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width		FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
			O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
A-1	A-1	n/a	\$ 486.65	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	0.00%	\$ 1,092.36	\$ 1,092.36	0.00%	186	
B	SF	80	\$ 1,538.45	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	0.00%	\$ 3,453.32	\$ 3,453.31	0.00%	9	
	SF	65	\$ 1,249.99	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	0.00%	\$ 2,805.82	\$ 2,805.82	0.00%	25	
	SF	52	\$ 999.99	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	0.00%	\$ 2,244.65	\$ 2,244.65	0.00%	35	
	SF	42	\$ 807.68	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	0.00%	\$ 1,812.99	\$ 1,812.99	0.00%	22	
	SF	35	\$ 673.07	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	0.00%	\$ 1,510.82	\$ 1,510.82	0.00%	15	
C-1	SF	80	\$ 1,513.17	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	0.00%	\$ 3,396.57	\$ 3,396.57	0.00%	10	
	SF	65	\$ 1,229.45	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	0.00%	\$ 2,759.71	\$ 2,759.71	0.00%	30	
	SF	52	\$ 983.56	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	0.00%	\$ 2,207.77	\$ 2,207.77	0.00%	35	
	SF	42	\$ 794.41	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	0.00%	\$ 1,783.19	\$ 1,783.19	0.00%	30	
C-2	SF	35	\$ 662.01	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	0.00%	\$ 1,485.99	\$ 1,485.99	0.00%	12	
	SF	80	\$ 1,573.48	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	0.00%	\$ 3,531.95	\$ 3,531.95	0.00%	4	
	SF	65	\$ 1,278.45	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	0.00%	\$ 2,869.71	\$ 2,869.71	0.00%	14	
	SF	52	\$ 1,022.76	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	0.00%	\$ 2,295.77	\$ 2,295.77	0.00%	13	
	SF	42	\$ 826.08	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	0.00%	\$ 1,854.28	\$ 1,854.28	0.00%	31	
D-1	SF	35	\$ 688.40	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	0.00%	\$ 1,545.23	\$ 1,545.23	0.00%	25	
	SF	80	\$ 1,625.63	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	0.00%	\$ 3,649.02	\$ 3,649.02	0.00%	9	
	SF	65	\$ 1,320.83	\$ 1,320.82	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	0.00%	\$ 2,964.83	\$ 2,964.82	0.00%	20	
D-2	SF	52	\$ 1,056.66	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	0.00%	\$ 2,371.86	\$ 2,371.86	0.00%	6	
	SF	n/a	\$ 965.64	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	0.00%	\$ 2,167.55	\$ 2,167.55	0.00%	11	
	SF	n/a	\$ 2,576.51	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	0.00%	\$ 5,783.43	\$ 5,783.43	0.00%	51	
E	SF	52	\$ 1,163.12	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	0.00%	\$ 2,610.83	\$ 2,610.83	0.00%	62	
	SF	42	\$ 939.44	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	0.00%	\$ 2,108.74	\$ 2,108.74	0.00%	85	
	SF	35	\$ 782.87	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	0.00%	\$ 1,757.28	\$ 1,757.28	0.00%	39	
H-1	SF	35	\$ 875.01	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	0.00%	\$ 1,948.55	\$ 1,948.55	0.00%	39	
	SF	40	\$ 1,000.01	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	0.00%	\$ 2,288.26	\$ 2,288.26	0.00%	14	
	SF	50	\$ 1,250.02	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	0.00%	\$ 2,844.99	\$ 2,844.99	0.00%	13	
H-2/F	TH	25	\$ 625.01	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	0.00%	\$ 1,391.82	\$ 1,391.82	0.00%	46	
		50	\$ 1,271.92	\$ -	N/A	\$ 1,592.89	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,864.81	\$ -	N/A	106	
I		40	\$ 1,276.33	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,534.73	\$ -	0.00%	\$ 2,811.06	\$ -	0.00%	84	
		50	\$ 1,595.41	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,918.41	\$ -	0.00%	\$ 3,513.82	\$ -	0.00%	66	
		60	\$ 1,914.49	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,302.10	\$ -	0.00%	\$ 4,216.59	\$ -	0.00%	22	
Office			\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.50	\$ 2,823.49	0.00%		
GC			\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 52,624.28	\$ 52,624.28	0.00%		

HARMONY  
Community Development District

Platted		O & M			Series 2014 Debt Service			Series 2015 Debt Service			Total			Units	Acres
Neighborhood	Width	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change	FY 2017	FY 2016	% Change		
		O & M	O & M	(Decrease)/ Increase	Debt Service	Debt Service	(Decrease)	Debt Service	Debt Service	(Decrease)/ Increase	Total	Total	(Decrease)/ Increase		
<b>Unplatted</b>															
A-2/M		\$ 1,195.41	\$ -	N/A	\$ 1,497.32	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,692.72	\$ -	0.00%	58	
J/K/L/O	40	\$ 1,199.75	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,442.65	\$ -	0.00%	\$ 2,642.39	\$ -	0.00%	102	
	50	\$ 1,499.68	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,803.31	\$ -	0.00%	\$ 3,302.99	\$ -	0.00%	154	
	60	\$ 1,799.62	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,163.97	\$ -	0.00%	\$ 3,963.59	\$ -	0.00%	49	
TC		\$ 4,303.77	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.88	\$ 9,478.87	0.00%		29.97
Comm		\$ 4,303.77	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.88	\$ 9,478.87	0.00%		7.58
													Total	1,532.00	37.55

\*\*\* Prior assessments not reflected in table as these parcels have been combined, therefore prior assessments are no longer applicable