

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 30, 2016 WORKSHOP

AGENDA PACKAGE

Harmony Community Development District

Agenda Page #2

Steve Berube, Chairman
Ray Walls, Vice Chairman
David Farnsworth, Assistant Secretary
Kerul Kassel, Assistant Secretary
Mark LeMenager, Assistant Secretary

Gary L. Moyer, District Manager
Timothy Qualls, District Counsel
Steve Boyd, District Engineer

June 19, 2016

Board of Supervisors
Harmony Community Development District

Dear Board Members:

A workshop of the Board of Supervisors of the Harmony Community Development District will be held **Thursday, June 30, 2016 at 4:00 p.m.** at the Harmony Golf Preserve Clubhouse located at 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the workshop:

- 1. Call to Order**
- 2. Roll Call**
- 3. Discussion of the Fiscal Year 2017 Budget**
- 4. Supervisors' Comments**
- 5. Audience Comments**
- 6. Adjournment**

I look forward to seeing you at the workshop. In the meantime, if you have any questions, please contact me.

Sincerely,

Gary L. Moyer

Gary L. Moyer
District Manager

Third Order of Business

HARMONY

Community Development District

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

Version 2 - Modified Tentative Budget:
(Printed 6/6/16)

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2106	JUN- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 2,625	\$ 2,500	\$ 1,529	\$ 971	\$ 2,500	\$ 2,500
Soccer Fees	750	-	-	-	-	-
Interest - Tax Collector	50	-	56	-	56	-
Special Assmnts- Tax Collector	811,191	1,017,931	996,511	21,420	1,017,931	1,252,764
Special Assmnts- CDD Collected	975,831	893,202	618,076	275,126	893,202	672,444
Special Assmnts- Discounts	(21,930)	(40,717)	(30,144)	-	(30,144)	(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	890	310	1,200	1,200
Facility Revenue	-	-	2,790	1,210	4,000	4,000
Facility Membership Fee	-	-	1,000	-	1,000	1,000
TOTAL REVENUES	1,771,837	1,874,116	1,608,250	299,037	1,907,287	1,883,797
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	11,800	11,200	7,200	4,000	11,200	11,200
FICA Taxes	903	857	551	306	857	857
ProfServ-Arbitrage Rebate	1,800	1,200	600	600	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	7,041	8,000	2,977	5,023	8,000	8,000
ProfServ-Legal Services	47,556	35,000	31,022	13,978	45,000	35,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	37,323	18,661	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	5,390	4,400	9,790	10,024
Auditing Services	4,700	4,900	4,900	-	4,900	4,900
Postage and Freight	634	750	371	186	557	750
Rental - Meeting Room	500	1,500	-	-	-	1,500
Insurance - General Liability	25,512	25,512	26,759	-	26,759	29,435
Printing and Binding	2,826	2,500	1,211	606	1,817	2,500
Legal Advertising	1,015	900	151	749	900	900
Misc-Records Storage	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	10,562	20,359	19,328	428	19,756	25,055
Misc-Contingency	50	2,600	124	62	186	2,600
Office Supplies	44	300	28	14	42	300
Annual District Filing Fee	175	175	175	-	175	175
Total Administrative	190,637	193,012	148,838	49,162	198,000	201,631
<i>Field</i>						
ProfServ-Field Management	165,998	200,000	118,631	59,316	177,947	200,000
Cap Outlay - Other	2,008	-	-	-	-	-
Total Field	168,006	200,000	118,631	59,316	177,947	200,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2015	BUDGET FY 2016	THRU MAY-2106	JUN- SEP-2016	PROJECTED FY 2016	BUDGET FY 2017
Landscape Services						
Contracts-Trees & Trimming	20,286	20,692	13,795	6,897	20,692	20,692
Contracts-Shrub Care	119,351	121,738	81,159	40,579	121,738	121,738
Contracts-Ground	21,962	22,400	25,073	15,579	40,652	46,736
Contracts-Turf Care	259,866	265,063	176,125	87,938	264,063	264,063
R&M-Irrigation	8,573	15,000	3,973	11,027	15,000	15,000
R&M-Trees and Trimming	-	15,000	19,562	-	19,562	15,000
Miscellaneous Services	35,332	25,000	19,671	5,329	25,000	25,000
Total Landscape Services	465,370	484,893	339,358	167,349	506,707	508,229
Utilities						
Electricity - General	29,780	32,000	23,070	8,930	32,000	32,000
Electricity - Streetlighting	69,866	90,206	48,729	26,271	75,000	90,000
Utility - Water & Sewer	93,431	105,000	57,237	37,763	95,000	105,000
Lease - Street Light	284,119	208,467	138,978	69,489	208,467	208,467
Cap Outlay - Streetlights	679,030	330,638	-	276,000	276,000	330,000
Total Utilities	1,156,226	766,311	268,014	418,453	686,467	765,467
Operation & Maintenance						
Contracts-Lake and Wetland	15,696	20,000	3,924	-	3,924	-
Communication - Telephone	3,826	4,000	2,440	1,220	3,660	3,720
Utility - Refuse Removal	2,857	3,000	1,949	975	2,924	3,000
R&M-Ponds	-	-	1,587	-	1,587	20,000
R&M-Pools	25,209	30,000	13,450	16,550	30,000	30,000
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	-	-	5,796	2,204	8,000	5,000
R&M-Equipment Boats	5,169	7,500	1,607	5,893	7,500	7,500
R&M-Equipment Vehicles	3,701	5,000	-	-	-	-
R&M-Parks & Facilities	26,218	37,000	15,098	21,902	37,000	37,000
R&M-Hardscape Cleaning	1,250	-	-	-	-	-
Miscellaneous Services	1,600	2,400	1,000	500	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	2,816	5,184	8,000	8,000
Misc-Security Enhancements	2,116	2,500	4,052	-	4,052	2,500
Op Supplies - Fuel, Oil	-	-	1,506	794	2,300	3,500
Cap Outlay - Other	-	16,000	2,252	13,748	16,000	8,350
Cap Outlay - Vehicles	5,147	22,000	24,033	-	24,033	5,000
Total Operation & Maintenance	166,080	229,900	84,712	136,291	221,003	208,470
TOTAL EXPENDITURES	2,146,319	1,874,116	959,553	830,571	1,790,124	1,883,797
Excess (deficiency) of revenues						
Over (under) expenditures	(374,482)	-	648,697	(531,534)	117,163	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	100,000	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	100,000	-	-	-	-	-
Net change in fund balance	(274,482)	-	648,697	(531,534)	117,163	-
FUND BALANCE, BEGINNING	856,921	582,439	582,439	-	582,439	699,602
FUND BALANCE, ENDING	\$ 582,439	\$ 582,439	\$ 1,231,136	\$ (531,534)	\$ 699,602	\$ 699,602

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2017	\$ 699,602
Net Change in Fund Balance - Fiscal Year 2017	-
Reserves - Fiscal Year 2017 Additions	-
Total Funds Available (Estimated) - 9/30/2017	699,602

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	388,449 ⁽¹⁾
Reserves - Insurance	50,000
Reserves - Renewal & Replacement	99,188
Reserves - Sidewalk	60,000

Subtotal 597,637

Total Allocation of Available Funds	597,637
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Total Unassigned (undesignated) Cash \$ 101,964

Notes

(1) Represents approximately 3 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.

Facility Membership Fee

The District is charging for membership dues.

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.

HARMONY

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2017**EXPENDITURES****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, 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

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 \$200,000

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
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HARMONY

Community Development District

General Fund

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
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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

\$264,063

Scheduled maintenance consists of mowing, edging, blowing, fertilizing, and applying pest and disease control chemicals to turf within the District. This includes H-1 Neighborhood.

Contract (Davey Tree) - Turf Care - Bahia	\$107,188
Contract (Davey Tree) - Turf Care - St. Augustine	\$134,162
Contract (Davey Tree) - Turf Care - Zoyala	\$14,463
Contract (Davey Tree) - Sport Turf	\$8,250

R&M-Irrigation

\$15,000

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	\$10,600

R&M-Trees Trimming Services (Canopy)

\$15,000

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.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2017

EXPENDITURES

Utilities (continued)

Electricity-Streetlighting **\$90,000**
Orlando Utilities Commission 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 (a division of KUA). Usage consists of water, sewer and reclaimed water services.

Lease-Street Lights **\$208,467**
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 obligation of the street lights contracts within the District and new neighborhood street lights.

Operation & Maintenance

Communication-Telephone **\$3,720**
Telephone expenses for the dockmaster and assistant and the irrigation line for the computerized Maxicom irrigation system.

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

R&M-Ponds **\$20,000**
Scheduled maintenance and treatment of nuisance aquatic species.

R&M-Pools **\$30,000**
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. Supplies for the pool and fountains such as chemicals and chlorine are provided by Spies Pool LLC. 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	\$17,110

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. Pressure washing areas within the District as needed.

HARMONY

Community Development District

General Fund

Budget Narrative
Fiscal Year 2017**EXPENDITURES****Operation & Maintenance** (continued)**R&M-Vehicles****\$5,000**

Supplies such as tires and parts, maintenance and equipment needed for the boats.

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.

Capital-Outlay**\$8,350**

The District will replace existing equipment or purchase new equipment and boats for District facilities.

Capital-Vehicle**\$5,000**

The District will replace existing utility vehicle (mule and trailer) for District facilities.

Harmony

Community Development District

Debt Service Budgets

Fiscal Year 2017

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2017 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 75	\$ 50	\$ 932	\$ 68	\$ 1,000	\$ 1,000
Special Assmnts- Tax Collector	1,065,433	1,207,426	1,174,226	33,200	1,207,426	1,176,227
Special Assmnts- Prepayment	102,018	-	12,338	-	12,338	-
Special Assmnts- CDD Collected	255,886	63,546	114,564	-	114,564	86,844
Special Assmnts- Discounts	(28,827)	(48,297)	(35,565)	-	(35,565)	(47,049)
TOTAL REVENUES	1,394,585	1,222,725	1,266,495	33,268	1,299,763	1,217,022
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	14,378	24,149	22,773	664	23,437	23,525
Total Administrative	14,378	24,149	22,773	664	23,437	23,525
<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
Total Debt Service	1,042,819	1,212,350	1,295,700	-	1,295,700	1,197,125
TOTAL EXPENDITURES	1,057,197	1,236,499	1,318,473	664	1,319,137	1,220,650
Excess (deficiency) of revenues Over (under) expenditures	337,388	(13,774)	(51,978)	32,604	(19,374)	(3,628)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(56,011)	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	(13,774)	-	-	-	(3,628)
TOTAL OTHER SOURCES (USES)	(56,011)	(13,774)	-	-	-	(3,628)
Net change in fund balance	281,377	(13,774)	(51,978)	32,604	(19,374)	(3,628)
FUND BALANCE, BEGINNING	848,177	1,129,554	1,129,554	-	1,129,554	1,110,180
FUND BALANCE, ENDING	\$ 1,129,554	\$ 1,115,780	\$ 1,077,576	\$ 32,604	\$ 1,110,180	\$ 1,106,552

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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2015	ADOPTED BUDGET FY 2016	ACTUAL THRU MAY-2106	PROJECTED JUN- SEP-2016	TOTAL PROJECTED FY 2016	ANNUAL BUDGET FY 2017
REVENUES						
Interest - Investments	\$ 62	\$ -	\$ 237	\$ 63	\$ 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)
TOTAL REVENUES	62	1,065,027	1,084,218	63	1,084,281	1,071,450
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	-	1,083	1,083	-	1,083	7,207
Total Administrative	-	1,083	1,083	-	1,083	7,207
<i>Non-Operating</i>						
Underwriter	338,250	-	-	-	-	-
Total Non-Operating	338,250	-	-	-	-	-
<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
Total Debt Service	-	1,058,632	1,058,632	-	1,058,632	1,058,481
TOTAL EXPENDITURES	338,250	1,059,715	1,059,715	-	1,059,715	1,065,688
Excess (deficiency) of revenues Over (under) expenditures	(338,188)	5,312	24,503	63	24,566	5,762
OTHER FINANCING SOURCES (USES)						
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
TOTAL OTHER SOURCES (USES)	694,962	5,312	-	-	-	5,762
Net change in fund balance	356,774	5,312	24,503	63	24,566	5,762
FUND BALANCE, BEGINNING	-	356,774	356,774	-	356,774	381,340
FUND BALANCE, ENDING	\$ 356,774	\$ 362,086	\$ 381,277	\$ 63	\$ 381,340	\$ 387,102

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
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
Total		\$13,140,000		\$8,021,544	\$21,161,544

HARMONY

Community Development District

*Debt Service Funds***Budget Narrative**
Fiscal Year 2017**REVENUES****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**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	O & M	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	\$ 1,538.44	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	0.00%	\$ 3,453.31	\$ 3,453.31	0.00%	9	
	SF	65	\$ 1,249.98	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	0.00%	\$ 2,805.81	\$ 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	\$ 1,513.16	\$ 1,513.17	0.00%	\$ 1,883.40	\$ 1,883.40	0.00%	\$ -	\$ -	0.00%	\$ 3,396.56	\$ 3,396.57	0.00%	10	
	SF	65	\$ 1,229.44	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	0.00%	\$ 2,759.70	\$ 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	
	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	
C-2	SF	80	\$ 1,573.47	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	0.00%	\$ 3,531.94	\$ 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	\$ 826.07	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	0.00%	\$ 1,854.27	\$ 1,854.28	0.00%	31	
	SF	35	\$ 688.39	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	0.00%	\$ 1,545.22	\$ 1,545.23	0.00%	25	
D-1	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	\$ 1,320.82	\$ 1,320.82	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	0.00%	\$ 2,964.82	\$ 2,964.82	0.00%	20	
	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	
D-2	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	
E	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	
G	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	\$ 1,250.01	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	0.00%	\$ 2,844.99	\$ 2,844.99	0.00%	13	
	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	
H-2/F	50	\$ 1,271.92	\$ -	N/A	\$ 1,592.89	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,864.81	\$ -	N/A	106	29.447	
I	40	\$ 1,276.32	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,534.73	\$ -	0.00%	\$ 2,811.05	\$ -	0.00%	84		
	50	\$ 1,595.40	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 1,918.41	\$ -	0.00%	\$ 3,513.82	\$ -	0.00%	66		
	60	\$ 1,914.48	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,302.10	\$ -	0.00%	\$ 4,216.58	\$ -	0.00%	22		
Office		\$ 1,281.97	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.49	\$ 2,823.49	0.00%		0.28	
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		
Unplatted															
A-2/M		\$ 1,195.40	\$ -	N/A	\$ 1,497.32	\$ -	N/A	\$ -	\$ -	0.00%	\$ 2,692.72	\$ -	0.00%	58	16.11
J/K/I/O	40	\$ 1,199.74	\$ -	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	\$ 1,799.61	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 2,163.97	\$ -	0.00%	\$ 3,963.58	\$ -	0.00%	49	
TC		\$ 4,303.75	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.86	\$ 9,478.87	0.00%		29.97
Comm		\$ 4,303.75	\$ 4,303.76	0.00%	\$ -	\$ -	0.00%	\$ 5,175.11	\$ 5,175.11	0.00%	\$ 9,478.86	\$ 9,478.87	0.00%		7.58
													Total	1,532.00	83.39

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