

**HARMONY
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 28, 2018

WORKSHOP

Harmony Community Development District

Steve Berube, Chairman
Ray Walls, Vice Chairman
William Bokunic, Assistant Secretary
Kerul Kassel, Assistant Secretary
David Farnsworth, Assistant Secretary

Bob Koncar, District Manager
Timothy Qualls, District Counsel
Steve Boyd, District Engineer
Gerhard van der Snel, Field Manager

June 18, 2018

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 28, 2018 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. **Audience Comments**
4. **Discussion Items**
 - A. **Fiscal Year 2019 Budget**
5. **Supervisors' Comments**
6. **Adjournment**

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

Sincerely,

Bob Koncar

Bob Koncar
District Manager

Fourth Order of Business

4A.

HARMONY

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2019**

Modified Tentative Budget
(06/15/18)

Prepared by:



HARMONY

Community Development District

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Community Development District

Operating Budget

Fiscal Year 2019

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Supporting Budget Schedules

Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAY 2018	JUNE - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 3,104	\$ 4,631	\$ 3,000	\$ 6,348	3,174	\$ 9,522	\$ 5,001
Interest - Tax Collector	56	93	-	697	-	697	-
Special Assmnts- Tax Collector	1,017,932	1,251,018	1,359,659	1,907,415	24,211	1,931,626	1,968,208
Special Assmnts- CDD Collected	893,202	682,570	571,967	-	-	-	-
Special Assmnts- Discounts	(29,481)	(34,637)	(54,386)	(47,961)	-	(47,961)	(78,728)
Sale of Surplus Equipment	-	1,504	-	-	-	-	-
Other Miscellaneous Revenues	2,500	2,583	-	2,586	-	2,586	-
Access Cards	2,230	2,240	1,200	1,000	500	1,500	1,200
Facility Revenue	3,420	370	300	885	443	1,328	300
Facility Membership Fee	1,000	1,200	1,200	-	-	-	1,200
TOTAL REVENUES	1,901,827	1,911,572	1,882,940	1,870,970	28,328	1,899,298	1,897,181
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	11,200	9,800	11,200	8,000	3,200	11,200	11,200
FICA Taxes	857	750	857	612	245	857	857
ProfServ-Arbitrage Rebate	1,800	1,200	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,500	1,500	1,500	1,500	-	1,500	1,500
ProfServ-Engineering	10,206	14,876	8,000	7,110	3,555	10,665	10,000
ProfServ-Legal Services	48,819	54,170	40,000	56,627	28,314	84,941	50,000
ProfServ-Mgmt Consulting Serv	55,984	55,984	55,984	22,578	11,289	33,867	55,984
ProfServ-Property Appraiser	406	450	779	523	-	523	779
ProfServ-Special Assessment	8,822	8,822	8,822	8,822	-	8,822	8,822
ProfServ-Trustee Fees	10,127	9,927	10,024	5,390	4,634	10,024	10,024
Auditing Services	4,900	4,355	4,600	-	4,600	4,600	4,600
Postage and Freight	619	675	750	491	246	737	750
Insurance - General Liability	26,759	27,726	30,499	25,334	-	25,334	27,867
Printing and Binding	1,901	1,703	2,000	957	479	1,436	2,000
Legal Advertising	3,314	949	900	215	108	323	900
Miscellaneous Services	-	62	-	-	-	-	-
Misc-Records Storage	-	-	150	-	150	150	150
Misc-Assessmnt Collection Cost	14,609	17,675	27,193	37,189	484	37,673	39,364
Misc-Contingency	136	1,092	2,600	760	380	1,140	2,600
Office Supplies	50	88	300	28	14	42	300
Annual District Filing Fee	175	175	175	200	-	200	175
Total Administrative	202,184	211,979	207,533	176,336	58,896	235,232	229,072
<i>Field</i>							
ProfServ-Field Management	181,046	198,091	230,000	132,313	66,157	198,470	230,000
Total Field	181,046	198,091	230,000	132,313	66,157	198,470	230,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAY 2018	JUNE - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
Landscape Services							
Contracts-Mulch	-	58,625	57,934	38,623	19,311	57,934	58,803
Contracts-Trees & Trimming	20,692	-	-	-	-	-	-
Contracts-Shrub Care	121,738	-	-	-	-	-	-
Contracts-Ground	40,652	-	-	-	-	-	-
Contracts-Turf Care	264,063	-	-	-	-	-	-
Contracts - Landscape	-	342,298	268,338	178,892	89,446	268,338	272,363
Cntrs-Shrub/Grnd Cover Annual Svc	-	15,204	150,420	100,280	50,140	150,420	152,676
R&M-Irrigation	11,031	5,221	10,000	10,556	5,278	15,834	10,000
R&M-Trees and Trimming	19,562	-	20,000	62,050	31,025	93,075	20,000
Miscellaneous Services	26,774	6,225	27,474	6,514	20,960	27,474	27,475
Total Landscape Services	504,512	427,573	534,166	396,915	216,160	613,075	541,317
Utilities							
Electricity - General	30,620	29,135	35,000	21,112	10,556	31,668	35,000
Electricity - Streetlighting	73,957	74,898	90,000	50,630	25,315	75,945	90,000
Utility - Water & Sewer	95,280	145,748	130,000	62,173	31,087	93,260	130,000
Lease - Street Light	195,239	148,995	123,000	86,075	43,038	129,113	123,000
Cap Outlay - Streetlights	365,610	237,583	403,651	85,097	318,554	403,651	386,202
Total Utilities	760,706	636,359	781,651	305,087	428,549	733,636	764,202
Operation & Maintenance							
Contracts-Lake and Wetland	2,616	-	-	-	-	-	-
Communication - Telephone	3,451	3,696	3,720	3,035	1,518	4,553	3,720
Utility - Refuse Removal	3,061	3,500	3,720	2,921	1,461	4,382	3,720
R&M-Equipment	564	-	-	-	-	-	-
R&M-Ponds	4,112	10,708	12,500	2,282	1,141	3,423	12,500
R&M-Pools	18,227	19,310	15,000	14,516	7,258	21,774	15,000
R&M-Roads & Alleyways	168	525	10,000	-	-	-	10,000
R&M-Sidewalks	4,885	714	5,000	2,592	1,296	3,888	5,000
R&M-Vehicles	8,995	7,548	15,000	6,211	3,106	9,317	15,000
R&M-Equipment Boats	2,022	10,054	7,500	3,201	1,601	4,802	7,500
R&M-Parks & Facilities	31,108	26,393	30,000	24,339	12,170	36,509	30,000
Miscellaneous Services	1,500	1,500	2,400	1,277	639	1,916	2,400
Misc-Licenses & Permits	1,426	-	-	-	-	-	-
Misc-Access Cards&Equipment	3,389	6,606	-	-	-	-	-
Misc-Contingency	4,484	5,565	5,000	5,376	2,688	8,064	5,000
Misc-Security Enhancements	2,438	2,596	5,000	3,373	1,687	5,060	5,000
Op Supplies - Fuel, Oil	2,252	-	2,750	2,578	1,289	3,867	2,750
Cap Outlay - Other	-	-	-	7,780	-	7,780	-
Cap Outlay - Vehicles	24,033	-	12,000	12,281	-	12,281	15,000
Capital Outlay	-	-	-	20,000	-	20,000	-
Reserve - Sidewalks	-	-	-	71,792	-	71,792	-
Total Operation & Maintenance	118,731	98,715	129,590	183,554	35,851	219,405	132,590
TOTAL EXPENDITURES	1,767,179	1,572,717	1,882,940	1,194,205	805,612	1,999,817	1,897,181

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2016	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU MAY 2018	PROJECTED JUNE - SEP 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Excess (deficiency) of revenues							
Over (under) expenditures	134,648	338,855	-	676,765	(777,285)	(100,520)	0
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	0
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	0
Net change in fund balance	134,648	338,855	-	676,765	(777,285)	(100,520)	0
FUND BALANCE, BEGINNING	582,440	717,087	1,055,942	1,055,942	-	1,055,942	955,422
FUND BALANCE, ENDING	\$ 717,087	\$ 1,055,942	\$ 1,055,942	\$ 1,732,707	\$ (777,285)	\$ 955,422	\$ 955,423

HARMONY

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 955,422
Net Change in Fund Balance - Fiscal Year 2019	0
Reserves - Fiscal Year 2019	-
Total Funds Available (Estimated) - 9/30/2019	955,423

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		377,745 ⁽¹⁾
Reserves - Renewal & Replacement (Prior Years)		99,188
Reserves - Insurance (Prior Years)		50,000
Reserves - Sidewalk and Alleyways (Prior Years)	165,000	
Expense in Sidewalk and Alleyways (FY 2018)	(71,792)	93,208
	Subtotal	<u>620,141</u>
Total Allocation of Available Funds		620,141

Total Unassigned (undesignated) Cash	\$ <u>335,282</u>
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Notes

(1) Represents approximately 3 months of operating expenditures

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAY 2018	JUNE - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 1,327	\$ 1,949	\$ 1,000	\$ 1,671	836	\$ 2,507	\$ 1,000
Special Assmnts- Tax Collector	1,201,012	1,169,188	1,171,335	1,223,742	34,437	1,258,179	1,260,584
Special Assmnts- Prepayment	49,300	11,820	-	46,115	-	46,115	-
Special Assmnts- CDD Collected	114,564	111,155	86,844	-	-	-	-
Special Assmnts- Discounts	(34,783)	(32,371)	(46,853)	(30,770)	-	(30,770)	(50,423)
TOTAL REVENUES	1,331,420	1,261,741	1,212,326	1,240,758	35,273	1,276,031	1,211,160
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	17,206	16,519	23,427	23,859	689	24,548	25,212
Total Administrative	17,206	16,519	23,427	23,859	689	24,548	25,212
<i>Debt Service</i>							
Principal Debt Retirement	520,000	535,000	565,000	575,000	-	575,000	605,000
Principal Prepayments	85,000	40,000	-	35,000	-	35,000	-
Interest Expense	690,700	661,094	633,312	632,938	-	632,938	602,813
Total Debt Service	1,295,700	1,236,094	1,198,312	1,242,938	-	1,242,938	1,207,813
TOTAL EXPENDITURES	1,312,906	1,252,613	1,221,739	1,266,797	689	1,267,486	1,233,024
Excess (deficiency) of revenues Over (under) expenditures	18,514	9,128	(9,413)	(26,039)	273,804	8,545	(21,864)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,413)	-	-	-	(21,864)
TOTAL OTHER SOURCES (USES)	-	-	(9,413)	-	-	-	(21,864)
Net change in fund balance	18,514	9,128	(9,413)	(26,039)	273,804	8,545	(21,864)
FUND BALANCE, BEGINNING	1,129,554	1,148,067	1,157,194	1,157,194	-	1,157,194	1,165,739
FUND BALANCE, ENDING	\$ 1,148,068	\$ 1,157,195	\$ 1,147,781	\$ 1,131,155	\$ 273,804	\$ 1,165,739	\$ 1,143,875

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2018	\$11,710,000			301,406	
5/1/2019	\$11,710,000	605,000	5.000%	301,406	\$1,207,813
11/1/2019	\$11,105,000			286,281	
5/1/2020	\$11,105,000	635,000	5.000%	286,281	\$1,207,563
11/1/2020	\$10,470,000			270,406	
5/1/2021	\$10,470,000	670,000	5.000%	270,406	\$1,210,813
11/1/2021	\$9,800,000			253,656	
5/1/2022	\$9,800,000	705,000	5.000%	253,656	\$1,212,313
11/1/2022	\$9,095,000			236,031	
5/1/2023	\$9,095,000	720,000	5.000%	236,031	\$1,192,063
11/1/2023	\$8,375,000			218,031	
5/1/2024	\$8,375,000	705,000	5.000%	218,031	\$1,141,063
11/1/2024	\$7,670,000			200,406	
5/1/2025	\$7,670,000	745,000	5.000%	200,406	\$1,145,813
11/1/2025	\$6,925,000			181,781	
5/1/2026	\$6,925,000	850,000	5.250%	181,781	\$1,213,563
11/1/2026	\$6,075,000			159,469	
5/1/2027	\$6,075,000	900,000	5.250%	159,469	\$1,218,938
11/1/2027	\$5,175,000			135,844	
5/1/2028	\$5,175,000	910,000	5.250%	135,844	\$1,181,688
11/1/2028	\$4,265,000			111,956	
5/1/2029	\$4,265,000	1,000,000	5.250%	111,956	\$1,223,913
11/1/2029	\$3,265,000			85,706	
5/1/2030	\$3,265,000	1,030,000	5.250%	85,706	\$1,201,413
11/1/2030	\$2,235,000			58,669	
5/1/2031	\$2,235,000	1,100,000	5.250%	58,669	\$1,217,338
11/1/2031	\$1,135,000			29,794	
5/1/2032	\$1,135,000	1,135,000	5.250%	29,794	\$1,194,588
		\$11,710,000		\$5,058,875	\$16,768,875

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2016	FY 2017	BUDGET FY 2018	THRU MAY 2018	JUNE - SEP 2018	PROJECTED FY 2018	BUDGET FY 2019
REVENUES							
Interest - Investments	\$ 376	\$ 815	\$ 300	\$ 1,224	612	\$ 1,836	\$ 300
Special Assmnts- Tax Collector	-	360,345	488,878	1,097,912	4,636	1,093,276	1,096,637
Special Assmnts- Prepayment	54,166	47,468	-	187,756	-	187,756	-
Special Assmnts- CDD Collected	1,045,516	1,112,308	604,398	-	-	-	-
Special Assmnts- Discounts	-	(9,977)	(19,555)	(27,607)	-	(27,607)	(43,865)
TOTAL REVENUES	1,100,058	1,510,959	1,074,021	1,259,285	5,248	1,255,261	1,053,072
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	808	5,091	9,778	21,406	93	21,499	21,933
Total Administrative	808	5,091	9,778	21,406	93	21,499	21,933
<i>Debt Service</i>							
Principal Debt Retirement	390,000	410,000	425,000	425,000	-	425,000	430,000
Principal Prepayments	-	-	-	375,000	-	375,000	-
Interest Expense	668,632	648,481	633,106	631,972	-	631,972	588,150
Total Debt Service	1,058,632	1,058,481	1,058,106	1,431,972	-	1,431,972	1,018,150
TOTAL EXPENDITURES	1,059,440	1,063,572	1,067,884	1,453,378	93	1,453,471	1,040,083
Excess (deficiency) of revenues Over (under) expenditures	40,618	447,387	6,137	(194,093)	5,155	(198,210)	12,989
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	6,137	-	-	-	12,989
TOTAL OTHER SOURCES (USES)	-	-	6,137	-	-	-	12,989
Net change in fund balance	40,618	447,387	6,137	(194,093)	5,155	(198,210)	12,989
FUND BALANCE, BEGINNING	356,774	397,392	844,779	844,778	-	844,778	646,568
FUND BALANCE, ENDING	\$ 397,392	\$ 844,779	\$ 850,916	\$ 650,685	\$ 5,155	\$ 646,568	\$ 659,557

AMORTIZATION SCHEDULE

Period Ending	Outstanding Balance	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2018	\$11,930,000		3.750%	\$299,181	
5/1/2019	\$11,930,000	\$430,000	4.750%	\$299,181	\$1,028,363
11/1/2019	\$11,500,000		4.750%	\$288,969	
5/1/2020	\$11,500,000	\$450,000	4.750%	\$288,969	\$1,027,938
11/1/2020	\$11,050,000		4.750%	\$278,281	
5/1/2021	\$11,050,000	\$470,000	4.750%	\$278,281	\$1,026,563
11/1/2021	\$10,580,000		4.750%	\$267,119	
5/1/2022	\$10,580,000	\$495,000	4.750%	\$267,119	\$1,029,238
11/1/2022	\$10,085,000		4.750%	\$255,363	
5/1/2023	\$10,085,000	\$520,000	4.750%	\$255,363	\$1,030,725
11/1/2023	\$9,565,000		4.750%	\$243,013	
5/1/2024	\$9,565,000	\$545,000	4.750%	\$243,013	\$1,031,025
11/1/2024	\$9,020,000		4.750%	\$230,069	
5/1/2025	\$9,020,000	\$570,000	4.750%	\$230,069	\$1,030,138
11/1/2025	\$8,450,000		4.750%	\$216,531	
5/1/2026	\$8,450,000	\$595,000	5.125%	\$216,531	\$1,028,063
11/1/2026	\$7,855,000		5.125%	\$201,284	
5/1/2027	\$7,855,000	\$625,000	5.125%	\$201,284	\$1,027,569
11/1/2027	\$7,230,000		5.125%	\$185,269	
5/1/2028	\$7,230,000	\$650,000	5.125%	\$185,269	\$1,020,538
11/1/2028	\$6,580,000		5.125%	\$168,613	
5/1/2029	\$6,580,000	\$690,000	5.125%	\$168,613	\$1,027,225
11/1/2029	\$5,890,000		5.125%	\$150,931	
5/1/2030	\$5,890,000	\$725,000	5.125%	\$150,931	\$1,026,863
11/1/2030	\$5,165,000		5.125%	\$132,353	
5/1/2031	\$5,165,000	\$760,000	5.125%	\$132,353	\$1,024,706
11/1/2031	\$4,405,000		5.125%	\$112,878	
5/1/2032	\$4,405,000	\$795,000	5.125%	\$112,878	\$1,020,756
11/1/2032	\$3,610,000		5.125%	\$92,506	
5/1/2033	\$3,610,000	\$835,000	5.125%	\$92,506	\$1,020,013
11/1/2033	\$2,775,000		5.125%	\$71,109	
5/1/2034	\$2,775,000	\$875,000	5.125%	\$71,109	\$1,017,219
11/1/2034	\$1,900,000		5.125%	\$48,688	
5/1/2035	\$1,900,000	\$925,000	5.125%	\$48,688	\$1,022,375
11/1/2035	\$975,000		5.125%	\$24,984	
5/1/2036	\$975,000	\$975,000	5.125%	\$24,984	\$1,024,969
Total		\$11,930,000		\$6,534,281	\$18,464,281

HARMONY

Community Development District

Summary of Assessment Rates

Neighborhood	Lot Type	Lot Width	O & M			2014 Debt Service			2015 Debt Service			Total			Units	Acres
			FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase	FY 2019	FY 2018	% Change (Decrease)/Increase		
A-1	MF	n/a	\$ 486.66	\$ 486.65	0.00%	\$ 605.71	\$ 605.71	0.00%	\$ -	\$ -	N/A	\$ 1,092.37	\$ 1,092.36	0.00%	186	19.77
B	SF	80	\$ 1,538.49	\$ 1,538.44	0.00%	\$ 1,914.87	\$ 1,914.87	0.00%	\$ -	\$ -	N/A	\$ 3,453.36	\$ 3,453.31	0.00%	9	23.58
	SF	65	\$ 1,250.02	\$ 1,249.99	0.00%	\$ 1,555.83	\$ 1,555.83	0.00%	\$ -	\$ -	N/A	\$ 2,805.85	\$ 2,805.82	0.00%	25	
	SF	52	\$ 1,000.02	\$ 999.99	0.00%	\$ 1,244.66	\$ 1,244.66	0.00%	\$ -	\$ -	N/A	\$ 2,244.68	\$ 2,244.65	0.00%	35	
	SF	42	\$ 807.71	\$ 807.68	0.00%	\$ 1,005.31	\$ 1,005.31	0.00%	\$ -	\$ -	N/A	\$ 1,813.02	\$ 1,812.99	0.00%	22	
	SF	35	\$ 673.09	\$ 673.07	0.00%	\$ 837.75	\$ 837.75	0.00%	\$ -	\$ -	N/A	\$ 1,510.84	\$ 1,510.82	0.00%	15	
C-1	SF	80	\$ 1,513.21	\$ 1,513.17	0.00%	\$ 1,885.40	\$ 1,883.40	0.00%	\$ -	\$ -	N/A	\$ 3,396.61	\$ 3,396.57	0.00%	10	25.82
	SF	65	\$ 1,229.49	\$ 1,229.45	0.00%	\$ 1,530.26	\$ 1,530.26	0.00%	\$ -	\$ -	N/A	\$ 2,759.75	\$ 2,759.71	0.00%	30	
	SF	52	\$ 983.59	\$ 983.56	0.00%	\$ 1,224.21	\$ 1,224.21	0.00%	\$ -	\$ -	N/A	\$ 2,207.80	\$ 2,207.77	0.00%	35	
	SF	42	\$ 794.44	\$ 794.41	0.00%	\$ 988.78	\$ 988.78	0.00%	\$ -	\$ -	N/A	\$ 1,783.22	\$ 1,783.19	0.00%	30	
	SF	35	\$ 662.03	\$ 662.01	0.00%	\$ 823.98	\$ 823.98	0.00%	\$ -	\$ -	N/A	\$ 1,486.01	\$ 1,485.99	0.00%	12	
C-2	SF	80	\$ 1,573.53	\$ 1,573.48	0.00%	\$ 1,958.47	\$ 1,958.47	0.00%	\$ -	\$ -	N/A	\$ 3,532.00	\$ 3,531.95	0.00%	4	17.54
	SF	65	\$ 1,278.49	\$ 1,278.45	0.00%	\$ 1,591.26	\$ 1,591.26	0.00%	\$ -	\$ -	N/A	\$ 2,869.75	\$ 2,869.71	0.00%	14	
	SF	52	\$ 1,022.79	\$ 1,022.76	0.00%	\$ 1,273.01	\$ 1,273.01	0.00%	\$ -	\$ -	N/A	\$ 2,295.80	\$ 2,295.77	0.00%	13	
	SF	42	\$ 826.10	\$ 826.08	0.00%	\$ 1,028.20	\$ 1,028.20	0.00%	\$ -	\$ -	N/A	\$ 1,854.30	\$ 1,854.28	0.00%	31	
	SF	35	\$ 688.42	\$ 688.40	0.00%	\$ 856.83	\$ 856.83	0.00%	\$ -	\$ -	N/A	\$ 1,545.25	\$ 1,545.23	0.00%	25	
D-1	SF	80	\$ 1,625.68	\$ 1,625.63	0.00%	\$ 2,023.39	\$ 2,023.39	0.00%	\$ -	\$ -	N/A	\$ 3,649.07	\$ 3,649.02	0.00%	9	10.35
	SF	65	\$ 1,320.87	\$ 1,320.83	0.00%	\$ 1,644.00	\$ 1,644.00	0.00%	\$ -	\$ -	N/A	\$ 2,964.87	\$ 2,964.83	0.00%	20	
	SF	52	\$ 1,056.69	\$ 1,056.66	0.00%	\$ 1,315.20	\$ 1,315.20	0.00%	\$ -	\$ -	N/A	\$ 2,371.89	\$ 2,371.86	0.00%	6	
D-2	SF	n/a	\$ 965.67	\$ 965.64	0.00%	\$ 1,201.91	\$ 1,201.91	0.00%	\$ -	\$ -	N/A	\$ 2,167.58	\$ 2,167.55	0.00%	11	2.32
E	SF	n/a	\$ 2,576.59	\$ 2,576.51	0.00%	\$ 3,206.92	\$ 3,206.92	0.00%	\$ -	\$ -	N/A	\$ 5,783.51	\$ 5,783.43	0.00%	51	28.70
G	SF	52	\$ 1,163.16	\$ 1,163.12	0.00%	\$ 1,447.71	\$ 1,447.71	0.00%	\$ -	\$ -	N/A	\$ 2,610.87	\$ 2,610.83	0.00%	62	39.86
	SF	42	\$ 939.47	\$ 939.44	0.00%	\$ 1,169.30	\$ 1,169.30	0.00%	\$ -	\$ -	N/A	\$ 2,108.77	\$ 2,108.74	0.00%	85	
	SF	35	\$ 782.89	\$ 782.87	0.00%	\$ 974.41	\$ 974.41	0.00%	\$ -	\$ -	N/A	\$ 1,757.30	\$ 1,757.28	0.00%	39	
H-1	SF	35	\$ 875.04	\$ 875.01	0.00%	\$ 1,073.54	\$ 1,073.54	0.00%	\$ -	\$ -	N/A	\$ 1,948.58	\$ 1,948.55	0.00%	39	20.34
	SF	40	\$ 1,000.04	\$ 1,000.01	0.00%	\$ 1,288.25	\$ 1,288.25	0.00%	\$ -	\$ -	N/A	\$ 2,288.29	\$ 2,288.26	0.00%	14	
	SF	50	\$ 1,250.05	\$ 1,250.01	0.00%	\$ 1,594.98	\$ 1,594.98	0.00%	\$ -	\$ -	N/A	\$ 2,845.03	\$ 2,844.99	0.00%	13	
	SF	25	\$ 625.03	\$ 625.01	0.00%	\$ 766.82	\$ 766.82	0.00%	\$ -	\$ -	N/A	\$ 1,391.85	\$ 1,391.82	0.00%	46	
H-2/F/A-2/M	SF	50	\$ 1,271.96	\$ 1,271.92	0.00%	\$ 1,592.89	\$ 1,592.89	0.00%	\$ -	\$ -	N/A	\$ 2,864.85	\$ 2,864.81	0.00%	164	45.56
I/J/K/L/O	SF	40	\$ 1,276.36	\$ 1,276.33	0.00%	\$ -	\$ -	N/A	\$ 1,534.73	\$ 1,534.73	0.00%	\$ 2,811.09	\$ 2,811.06	0.00%	186	158.20
	SF	50	\$ 1,595.45	\$ 1,595.41	0.00%	\$ -	\$ -	N/A	\$ 1,918.41	\$ 1,918.41	0.00%	\$ 3,513.86	\$ 3,513.82	0.00%	220	
	SF	60	\$ 1,914.55	\$ 1,914.49	0.00%	\$ -	\$ -	N/A	\$ 2,302.10	\$ 2,302.10	0.00%	\$ 4,216.65	\$ 4,216.59	0.00%	71	
Office	Office		\$ 1,282.01	\$ 1,281.97	0.00%	\$ -	\$ -	N/A	\$ 1,541.52	\$ 1,541.52	0.00%	\$ 2,823.53	\$ 2,823.49	0.00%		0.28
GC	Golf Course		\$ -	\$ -	N/A	\$ -	\$ -	N/A	\$ 52,624.28	\$ 52,624.28	0.00%	\$ 10,084.05	\$ 10,083.91	0.00%		7.58
Comm	Comm		\$ 4,578.61	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 10,084.05	\$ 10,083.91	0.00%		10.09
TC/M*	SF	50	\$ 1,319.95	\$ 1,319.91	0.00%	\$ -	\$ -	N/A	\$ 1,234.92	\$ 1,587.14	-22.19%	\$ 2,554.87	\$ 2,907.05	-12.11%	35	12.45
TC	TC 1 and TC 2		\$ 4,578.61	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 5,505.44	\$ 5,505.44	0.00%	\$ 10,084.05	\$ 10,083.91	0.00%		7.43
TC*	TC 3 and TC 4		\$ 4,578.61	\$ 4,578.47	0.00%	\$ -	\$ -	N/A	\$ 4,283.68	\$ 5,505.44	-22.19%	\$ 8,862.29	\$ 10,083.91	-12.11%		429.87

*ADS has been reduced as a result of true-up payment remitted on Oct 3, 2017

HARMONY

Community Development District

Exhibit "B" Allocation of Fund Balances

	<u>Debt Service Series 2014</u>	<u>Debt Service Series 2015</u>
<u>AVAILABLE FUNDS</u>		
Beginning Fund Balance - Fiscal Year 2019	\$ 1,165,739	\$ 646,568
Net Change in Fund Balance - Fiscal Year 2019	(21,864)	12,989
Reserves - Fiscal Year 2019 Additions	-	-
Total Funds Available (Estimated) - 9/30/2019	1,143,875	659,557
 <u>ALLOCATION OF AVAILABLE FUNDS</u>		
<i>Restricted Fund Balance</i>		
Interest Payment - November 2019	286,281	288,969
Place Reserve balances here.	604,410	340,000
<i>Assigned Fund Balance</i>		
Place balances here.	-	-
Total Allocation of Available Funds	890,691	628,969
 Total Unassigned Cash	 <u>\$ 253,184</u>	 <u>\$ 30,589</u>

Notes