

Grand Hampton
Community Development District

Financial Statements
(Unaudited)

February 28, 2017

Prepared by
Rizzetta & Company, Inc.
District Manager

Grand Hampton Community Development District

Balance Sheet

As of 2/28/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
Assets							
Cash In Bank	59,187	0	0	0	59,187	0	0
Investments	241,967	0	980,244	0	1,222,211	0	0
Investments - Reserves	0	418,542	0	0	418,542	0	0
Accounts Receivable	9,917	0	45,829	0	55,745	0	0
Bond Prepayments Receivable	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Due From Other Funds	0	0	73	0	73	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,026,146
Amount To Be Provided Debt Service	0	0	0	0	0	0	10,003,854
Fixed Assets	0	0	0	0	0	10,535,006	0
Total Assets	311,071	418,542	1,026,146	0	1,755,758	10,535,006	11,030,000
Liabilities							
Accounts Payable	7,601	0	0	0	7,601	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0	0
Due To Other Funds	73	0	0	0	73	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	11,030,000
Total Liabilities	7,674	0	0	0	7,674	0	11,030,000
Fund Equity And Other Credits							
Beginning Fund Balance	364,891	251,794	730,276	163	1,347,122	10,535,006	0
Net Change in Fund Balance	(61,494)	166,748	295,870	(163)	400,962	0	0
Total Fund Equity And Other Credits	303,397	418,542	1,026,146	0	1,748,084	10,535,006	0
Total Liabilities And Fund Equity	311,071	418,542	1,026,146	0	1,755,758	10,535,006	11,030,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	1,000	417	323	(94)	67.72%
Special Assessments					
Tax Roll	195,514	195,514	202,517	7,003	(3.58)%
Total Revenues	196,514	195,931	202,839	6,909	(3.22)%
Expenditures					
Legislative					
Supervisor Fees	10,000	4,167	4,200	(33)	58.00%
Financial & Administrative					
Administrative Services	4,500	1,875	1,875	0	58.33%
District Management	21,939	9,141	9,141	0	58.33%
District Engineer	10,000	4,167	4,313	(147)	56.86%
Disclosure Report	1,000	417	1,000	(583)	0.00%
Trustees Fees	7,000	7,000	3,771	3,229	46.12%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial Consulting Services	5,000	2,083	2,083	0	58.33%
Accounting Services	13,000	5,417	5,417	0	58.33%
Auditing Services	3,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	271	0	271	100.00%
Public Officials Liability	3,025	3,025	2,750	275	9.09%
Insurance					
Legal Advertising	500	208	280	(72)	43.95%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	208	0	208	100.00%
Website Hosting, Maintenance, Backup	1,200	500	500	0	58.33%
Legal Counsel					
District Counsel	10,000	4,167	5,547	(1,380)	44.53%
Stormwater Control					
Aquatic Maintenance	37,200	15,500	15,700	(200)	57.79%
Lake/Pond Bank Maintenance	25,000	10,417	0	10,417	100.00%
Aquatic Plant Replacement	5,000	2,083	9,260	(7,177)	(85.20)%
Miscellaneous Expense	5,000	2,083	0	2,083	100.00%
Stormwater System Maintenance	5,040	2,100	0	2,100	100.00%
Other Physical Environment					
Property Insurance	313	313	263	50	15.97%
General Liability Insurance	2,750	2,750	2,500	250	9.09%
Landscape Maintenance	2,000	833	0	833	100.00%
Miscellaneous Expense	2,000	833	0	833	100.00%
Parks & Recreation					
Management Contract	11,022	4,593	8,162	(3,569)	25.94%

Grand Hampton Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Contingency					
Miscellaneous Contingency	4,500	1,875	0	1,875	100.00%
Total Expenditures	<u>196,514</u>	<u>91,201</u>	<u>81,938</u>	<u>9,263</u>	<u>58.30%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>104,730</u>	<u>120,902</u>	<u>16,172</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(182,395)	(182,395)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>104,730</u>	<u>(61,494)</u>	<u>(166,223)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	364,891	364,891	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>104,730</u></u>	<u><u>303,397</u></u>	<u><u>198,667</u></u>	<u><u>0.00%</u></u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	227	227	0.00%
Special Assessments				
Tax Roll	16,521	16,521	0	0.00%
Total Revenues	<u>16,521</u>	<u>16,748</u>	<u>227</u>	<u>1.37%</u>
Expenditures				
Contingency				
Capital Reserves	16,521	0	16,521	100.00%
Total Expenditures	<u>16,521</u>	<u>0</u>	<u>16,521</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	16,748	16,748	0.00%
Other Financing Sources (Uses)				
Interfund Transfer	0	150,000	150,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	166,748	166,748	0.00%
Fund Balance, Beginning of Period	0	251,794	251,794	0.00%
Fund Balance, End of Period	<u>0</u>	<u>418,542</u>	<u>418,542</u>	<u>0.00%</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2014

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	638	638	0.00%
Special Assessments				
Tax Roll	636,654	636,706	52	0.00%
Total Revenues	<u>636,654</u>	<u>637,343</u>	<u>689</u>	<u>0.11%</u>
Expenditures				
Debt Service				
Interest	346,654	176,063	170,592	49.21%
Principal	290,000	0	290,000	100.00%
Total Expenditures	<u>636,654</u>	<u>176,063</u>	<u>460,592</u>	<u>72.35%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>461,281</u>	<u>461,281</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>461,281</u>	<u>461,281</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	409,793	409,793	0.00%
Fund Balance, End of Period	<u>0</u>	<u>871,074</u>	<u>871,074</u>	<u>0.00%</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2005/2016

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	214	214	0.00%
Special Assessments				
Tax Roll	266,903	266,924	22	0.00%
Total Revenues	<u>266,903</u>	<u>267,139</u>	<u>236</u>	<u>0.09%</u>
Expenditures				
Financial & Administrative				
District Management	0	5,000	(5,000)	0.00%
Trustees Fees	0	5,250	(5,250)	0.00%
Financial Consulting Services	0	15,000	(15,000)	0.00%
Placement Agent	0	50,000	(50,000)	0.00%
Verification Agent	0	1,750	(1,750)	0.00%
Bank Fees	0	24,038	(24,038)	0.00%
Legal Counsel				
District Counsel	0	20,250	(20,250)	0.00%
Trustee Counsel	0	5,000	(5,000)	0.00%
Bond Counsel	0	40,000	(40,000)	0.00%
Bank Counsel	0	5,000	(5,000)	0.00%
Debt Service				
Interest	176,903	88,413	88,490	50.02%
Principal	90,000	0	90,000	100.00%
Total Expenditures	<u>266,903</u>	<u>259,700</u>	<u>7,203</u>	<u>2.70%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>7,439</u>	<u>7,439</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	(122,573)	(122,573)	0.00%
Bond Proceeds	0	3,205,000	3,205,000	0.00%
Bond Retirement	0	(3,255,277)	(3,255,277)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>(172,849)</u>	<u>(172,849)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(165,411)</u>	<u>(165,411)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	320,483	320,483	0.00%
Fund Balance, End of Period	<u>0</u>	<u>155,072</u>	<u>155,072</u>	<u>0.00%</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2005

From 10/1/2016 Through 2/28/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>38</u>	<u>38</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>38</u>	<u>38</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	<u>0</u>	<u>38</u>	<u>38</u>	<u>0.00%</u>
Expenditures				
Other Financing Sources (Uses)				
Interfund Transfer	<u>0</u>	<u>154,968</u>	<u>154,968</u>	<u>0.00%</u>
Other Costs	<u>0</u>	<u>(155,168)</u>	<u>(155,168)</u>	<u>0.00%</u>
Total Other Financing Sources (Uses)	<u>0</u>	<u>(200)</u>	<u>(200)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under)	<u>0</u>	<u>(163)</u>	<u>(163)</u>	<u>0.00%</u>
Expend./Other Uses				
Fund Balance, Beginning of Period	<u>0</u>	<u>163</u>	<u>163</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0.00%</u></u>

Grand Hampton Community Development District
Investment Summary
February 28, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 28, 2017</u>
The Bank of Tampa	Money Market Account	\$ 97,430
The Bank of Tampa ICS Program: Bank of China, New York, NY	Money Market Account	144,537
	Total General Fund Investments	\$ 241,967
The Bank of Tampa Capital Reserve ICS Program: Bank of China, New York, NY	Money Market Account	\$ 100,501
Western Alliance Bank	Money Market Account	73,014
Hancock Bank	Money Market Account	245,027
	Total Reserve Fund Investments	\$ 418,542
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	\$ 222,772
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	615,879
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	79
US Bank Series 2016 Interest	First American Treasury Obligation Fund Class Y	60,303
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	58,300
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	22,266
US Bank Series 2016 Cost of Issuance	First American Treasury Obligation Fund Class Y	645
	Total Debt Service Fund Investments	\$ 980,244

Grand Hampton Community Development District

Summary A/R Ledger

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	9,916.52
		Total 001 - General Fund	9,916.52

Grand Hampton Community Development District

Summary A/R Ledger

200 - Debt Service Fund Series 2014

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	32,291.27
		Total 200 - Debt Service Fund Series 2014	32,291.27

Grand Hampton Community Development District

Summary A/R Ledger

201 - Debt Service Fund Series 2005/2016

From 2/1/2017 Through 2/28/2017

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2016	Hillsborough County Tax Collector	FY16-17	13,537.39
		Total 201 - Debt Service Fund Series 2005/2016	13,537.39
Report Balance			55,745.18

Grand Hampton Community Development District

Aged Payables by Invoice Date

Aging Date - 2/1/2017

001 - General Fund

From 2/1/2017 Through 2/28/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aquatic Systems, Inc.	2/1/2017	0000364569	Monthly Lake and Wetland Services 02/17	3,200.00
Times Publishing Company	2/15/2017	427682 02/15/17	Legal Advertising 02/17	280.25
Straley Robin Vericker	2/22/2017	14111	Legal Services 02/17	935.00
Stantec Consulting Services, Inc.	2/27/2017	1164640	Engineering Services 02/17	3,076.25
Rizzetta Amenity Services, Inc	2/28/2017	INV00000000003721	Out of Pocket Expense 02/17	109.14
			Total 001 - General Fund	7,600.64
Report Total				7,600.64

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
February 28, 2017

Balance Sheet

1. Trust statement activity has been recorded through 02/28/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY16-17 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.