



Rizzetta & Company

# Grand Hampton Community Development District

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**Financial Statements  
(Unaudited)**

**March 31, 2018**

Prepared by: Rizzetta & Company, Inc.

[grandhamptoncdd.org](http://grandhamptoncdd.org)  
[rizzetta.com](http://rizzetta.com)

**Grand Hampton Community Development District**

Balance Sheet

As of 3/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
<b>Assets</b>						
Cash In Bank	32,692	0	0	32,692	0	0
Investments	214,384	0	1,148,164	1,362,548	0	0
Investments - Reserves	0	433,327	0	433,327	0	0
Accounts Receivable	7,711	0	31,632	39,342	0	0
Prepaid Expenses	750	0	0	750	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	1,179,796
Amount To Be Provided Debt Service	0	0	0	0	0	9,560,204
Fixed Assets	0	0	0	0	10,535,006	0
<b>Total Assets</b>	<u>255,536</u>	<u>433,327</u>	<u>1,179,796</u>	<u>1,868,660</u>	<u>10,535,006</u>	<u>10,740,000</u>
<b>Liabilities</b>						
Accounts Payable	1,081	0	0	1,081	0	0
Accrued Expenses Payable	375	0	0	375	0	0
Due To Developer	0	0	0	0	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	10,740,000
<b>Total Liabilities</b>	<u>1,456</u>	<u>0</u>	<u>0</u>	<u>1,456</u>	<u>0</u>	<u>10,740,000</u>
<b>Fund Equity And Other Credits</b>						
Beginning Fund Balance	140,046	419,390	526,268	1,085,704	10,535,006	0
Net Change in Fund Balance	114,034	13,937	653,528	781,499	0	0
<b>Total Fund Equity And Other Credits</b>	<u>254,080</u>	<u>433,327</u>	<u>1,179,796</u>	<u>1,867,203</u>	<u>10,535,006</u>	<u>0</u>
<b>Total Liabilities And Fund Equity</b>	<u>255,536</u>	<u>433,327</u>	<u>1,179,796</u>	<u>1,868,660</u>	<u>10,535,006</u>	<u>10,740,000</u>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	775	387	227	(161)	70.75%
Special Assessments					
Tax Roll	199,123	199,123	200,566	1,443	(0.72)%
<b>Total Revenues</b>	<b>199,898</b>	<b>199,510</b>	<b>200,793</b>	<b>1,282</b>	<b>(0.45)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	10,000	5,000	3,600	1,400	64.00%
Financial & Administrative					
Administrative Services	4,500	2,250	2,250	0	50.00%
District Management	21,939	10,970	10,970	0	50.00%
District Engineer	10,000	5,000	1,848	3,152	81.52%
Disclosure Report	1,000	1,000	0	1,000	100.00%
Trustees Fees	6,500	5,926	5,213	713	19.79%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	2,500	2,500	0	49.99%
Accounting Services	14,500	7,250	7,250	0	50.00%
Auditing Services	3,300	0	569	(569)	82.75%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	500	250	0	250	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	250	0	250	100.00%
Website Hosting, Maintenance, Backup	1,200	600	600	0	50.00%
Legal Counsel					
District Counsel	10,000	5,000	3,316	1,684	66.84%
Stormwater Control					
Aquatic Maintenance	39,720	19,860	19,310	550	51.38%
Lake/Pond Bank Maintenance	30,000	15,000	0	15,000	100.00%
Aquatic Plant Replacement	5,000	2,500	8,663	(6,163)	(73.26)%
Stormwater System Maintenance	5,000	2,500	0	2,500	100.00%
Other Physical Environment					
Property Insurance	289	289	263	26	8.99%
General Liability Insurance	2,750	2,750	2,500	250	9.09%
Landscape Maintenance	1,000	500	3,050	(2,550)	(205.00)%
Parks & Recreation					
Management Contract	17,000	8,500	6,933	1,567	59.21%

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contingency					
Miscellaneous Contingency	2,000	1,000	0	1,000	100.00%
Total Expenditures	<u>199,898</u>	<u>107,095</u>	<u>86,759</u>	<u>20,335</u>	<u>56.60%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>92,416</u>	<u>114,034</u>	<u>21,618</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>92,416</u>	<u>114,034</u>	<u>21,618</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	140,046	140,046	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>92,416</u></u>	<u><u>254,080</u></u>	<u><u>161,664</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,025	1,025	0.00%
Special Assessments				
Tax Roll	12,912	12,912	0	0.00%
<b>Total Revenues</b>	<u>12,912</u>	<u>13,937</u>	<u>1,025</u>	<u>7.94%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	12,912	0	12,912	100.00%
<b>Total Expenditures</b>	<u>12,912</u>	<u>0</u>	<u>12,912</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	13,937	13,937	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	13,937	13,937	0.00%
Fund Balance, Beginning of Period	0	419,390	419,390	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>433,327</u></u>	<u><u>433,327</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2014

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	2,744	2,744	0.00%
Special Assessments				
Tax Roll	636,654	640,987	4,333	0.68%
Total Revenues	<u>636,654</u>	<u>643,731</u>	<u>7,077</u>	<u>1.11%</u>
<b>Expenditures</b>				
Debt Service				
Interest	336,654	169,538	167,117	49.64%
Principal	300,000	0	300,000	100.00%
Total Expenditures	<u>636,654</u>	<u>169,538</u>	<u>467,117</u>	<u>73.37%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>474,194</u>	<u>474,194</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>474,194</u>	<u>474,194</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	409,709	409,709	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>883,902</u></u>	<u><u>883,902</u></u>	<u><u>0.00%</u></u>

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2016

From 10/1/2017 Through 3/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	634	634	0.00%
Special Assessments				
Tax Roll	233,201	234,788	1,587	0.68%
<b>Total Revenues</b>	<u>233,201</u>	<u>235,422</u>	<u>2,222</u>	<u>0.95%</u>
<b>Expenditures</b>				
Debt Service				
Interest	113,201	56,088	57,113	50.45%
Principal	120,000	0	120,000	100.00%
<b>Total Expenditures</b>	<u>233,201</u>	<u>56,088</u>	<u>177,113</u>	<u>75.95%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>179,335</u>	<u>179,335</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>179,335</u>	<u>179,335</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	116,559	116,559	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>295,894</u></u>	<u><u>295,894</u></u>	<u><u>0.00%</u></u>

**Grand Hampton CDD**  
**Investment Summary**  
**March 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2018</u>
The Bank of Tampa	Money Market Account	\$ 213,753
The Bank of Tampa ICS Program: United Bank	Money Market Account	631
	<b>Total General Fund Investments</b>	<b><u>\$ 214,384</u></b>
 The Bank of Tampa Capital Reserve ICS Program: United Bank	Money Market Account	 \$ 187,635
Hancock Bank	Money Market Account	245,692
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 433,327</u></b>
 US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	 \$ 222,771
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	637,898
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	82
US Bank Series 2016 Interest	First American Treasury Obligation Fund Class Y	21
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	229,092
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 1,148,164</u></b>



**Grand Hampton Community Development District**

Summary A/R Ledger

001 - General Fund

From 3/1/2018 Through 3/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	7,710.56
		Total 001 - General Fund	7,710.56

**Grand Hampton Community Development District**

Summary A/R Ledger

200 - Debt Service Fund Series 2014

From 3/1/2018 Through 3/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	23,151.63
		Total 200 - Debt Service Fund Series 2014	23,151.63

**Grand Hampton Community Development District**

Summary A/R Ledger

201 - Debt Service Fund Series 2016

From 3/1/2018 Through 3/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2017	Hillsborough County Tax Collector	FY17-18	8,480.23
		Total 201 - Debt Service Fund Series 2016	8,480.23
Report Balance			39,342.42

**Grand Hampton Community Development District**

Aged Payables by Invoice Date

Aging Date - 1/1/2018

001 - General Fund

From 3/1/2018 Through 3/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Grau & Associates	1/3/2018	16179	Audit FYE 09/30/17	500.00
Grau & Associates	1/18/2018	011818 CK REQ	Reimbursement for Fee Charged by US Bank	69.00
Straley Robin Vericker	3/21/2018	15509	Legal Services 03/18	165.00
Rizzetta Amenity Services, Inc	3/23/2018	INV00000000004759	Actual Bi-Weekly Payroll 03/18	347.21
			Total 001 - General Fund	1,081.21
Report Total				1,081.21

**Grand Hampton Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://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 FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice FY17-18 in the amount of \$4,165.90 was received in April 2018.
6. Debt Service Fund 2014 – Payment for Invoice FY17-18 in the amount of \$12,508.47 was received in April 2018.
7. Debt Service Fund 2016 – Payment for Invoice FY17-18 in the amount of \$4,581.74 was received in April 2018.