



Rizzetta & Company

# **Grand Hampton Community Development District**

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**Financial Statements  
(Unaudited)**

**July 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 7/31/2018  
(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	67,612	0	0	67,612	0	0
Investments	134,506	0	541,299	675,805	0	0
Investments - Reserves	0	434,096	0	434,096	0	0
Accounts Receivable	0	0	0	0	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	541,299
Amount To Be Provided Debt Service	0	0	0	0	0	9,778,701
Fixed Assets	0	0	0	0	10,535,006	0
<b>Total Assets</b>	<b>202,867</b>	<b>434,096</b>	<b>541,299</b>	<b>1,178,262</b>	<b>10,535,006</b>	<b>10,320,000</b>
<b>Liabilities</b>						
Accounts Payable	2,214	0	0	2,214	0	0
Accrued Expenses Payable	3,250	0	0	3,250	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	10,320,000
<b>Total Liabilities</b>	<b>5,464</b>	<b>0</b>	<b>0</b>	<b>5,464</b>	<b>0</b>	<b>10,320,000</b>
<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	57,357	14,705	15,032	87,094	0	0
<b>Total Fund Equity And Other Credits</b>	<b>197,403</b>	<b>434,096</b>	<b>541,299</b>	<b>1,172,798</b>	<b>10,535,006</b>	<b>0</b>
<b>Total Liabilities And Fund Equity</b>	<b>202,867</b>	<b>434,096</b>	<b>541,299</b>	<b>1,178,262</b>	<b>10,535,006</b>	<b>10,320,000</b>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	775	646	368	(278)	52.48%
Special Assessments					
Tax Roll	199,123	199,123	201,328	2,205	(1.10)%
<b>Total Revenues</b>	<b>199,898</b>	<b>199,769</b>	<b>201,696</b>	<b>1,927</b>	<b>(0.90)%</b>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	10,000	8,333	6,400	1,933	36.00%
Financial & Administrative					
Administrative Services	4,500	3,750	3,750	0	16.66%
District Management	21,939	18,283	18,283	0	16.66%
District Engineer	10,000	8,333	3,973	4,361	60.27%
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	4,167	4,167	0	16.66%
Accounting Services	14,500	12,083	12,083	0	16.66%
Auditing Services	3,300	3,300	3,369	(69)	(2.09)%
Public Officials Liability Insurance	3,025	3,025	2,750	275	9.09%
Legal Advertising	500	417	1,177	(760)	(135.30)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	417	0	417	100.00%
Website Hosting, Maintenance, Backup	1,200	1,000	1,000	0	16.66%
Legal Counsel					
District Counsel	10,000	8,333	6,255	2,078	37.45%
Stormwater Control					
Aquatic Maintenance	39,720	33,100	32,550	550	18.05%
Lake/Pond Bank Maintenance	30,000	25,000	1,691	23,309	94.36%
Aquatic Plant Replacement	5,000	4,167	18,343	(14,176)	(266.86)%
Stormwater System Maintenance	5,000	4,167	0	4,167	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	833	3,050	(2,217)	(205.00)%
Parks & Recreation					
Management Contract	17,000	14,167	12,348	1,818	27.36%

**Grand Hampton Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

(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	<u>2,000</u>	<u>1,667</u>	<u>0</u>	<u>1,667</u>	<u>100.00%</u>
Total Expenditures	<u>199,898</u>	<u>169,681</u>	<u>144,339</u>	<u>25,342</u>	<u>27.79%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>30,088</u>	<u>57,357</u>	<u>27,269</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>30,088</u>	<u>57,357</u>	<u>27,269</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>140,046</u>	<u>140,046</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>30,088</u></u>	<u><u>197,403</u></u>	<u><u>167,315</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 7/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	1,793	1,793	0.00%
Special Assessments				
Tax Roll	12,912	12,912	0	0.00%
Total Revenues	<u>12,912</u>	<u>14,705</u>	<u>1,793</u>	<u>13.89%</u>
Expenditures				
Contingency				
Capital Reserves	12,912	0	12,912	100.00%
Total Expenditures	<u>12,912</u>	<u>0</u>	<u>12,912</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	14,705	14,705	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	14,705	14,705	0.00%
Fund Balance, Beginning of Period	0	419,390	419,390	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>434,096</u></u>	<u><u>434,096</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 7/31/2018

(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	5,924	5,924	0.00%
Special Assessments				
Tax Roll	636,654	643,274	6,620	1.03%
<b>Total Revenues</b>	<u>636,654</u>	<u>649,197</u>	<u>12,543</u>	<u>1.97%</u>
<b>Expenditures</b>				
Debt Service				
Interest	336,654	339,075	(2,421)	(0.71)%
Principal	300,000	300,000	0	0.00%
<b>Total Expenditures</b>	<u>636,654</u>	<u>639,075</u>	<u>(2,421)</u>	<u>(0.38)%</u>
Excess of Revenues Over (Under) Expenditures	0	10,122	10,122	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	10,122	10,122	0.00%
Fund Balance, Beginning of Period	0	409,709	409,709	0.00%
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>419,831</u></u>	<u><u>419,831</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 7/31/2018

(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	1,459	1,459	0.00%
Special Assessments				
Tax Roll	233,201	235,625	2,425	1.03%
<b>Total Revenues</b>	<u>233,201</u>	<u>237,084</u>	<u>3,884</u>	<u>1.67%</u>
<b>Expenditures</b>				
Debt Service				
Interest	113,201	112,175	1,026	0.90%
Principal	120,000	120,000	0	0.00%
<b>Total Expenditures</b>	<u>233,201</u>	<u>232,175</u>	<u>1,026</u>	<u>0.44%</u>
Excess of Revenues Over (Under) Expenditures	0	4,909	4,909	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	4,909	4,909	0.00%
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>121,468</u></u>	<u><u>121,468</u></u>	<u><u>0.00%</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2018</u>
The Bank of Tampa	Money Market Account	\$ 133,873
The Bank of Tampa ICS Program: BOKF, National Association	Money Market Account	633
	<b>Total General Fund Investments</b>	<b><u>\$ 134,506</u></b>
 The Bank of Tampa Capital Reserve ICS Program: BOKF, National Association	Money Market Account	 \$ 188,155
Western Alliance Bank	Money Market Account	43
Hancock Bank	Money Market Account	245,898
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 434,096</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	196,979
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	81
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	63,168
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 541,299</u></b>



**Grand Hampton Community Development District**

Aged Payables by Invoice Date

Aging Date - 7/1/2018

001 - General Fund

From 7/1/2018 Through 7/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Schappacher Engineering, LLC	7/5/2018	1145	Lake/Pond Maintenance	1,691.25
Straley Robin Vericker	7/20/2018	15956	Legal Services 06/18	15.00
Rizzetta Amenity Services, Inc	7/27/2018	INV00000000005222	Actual Bi-Weekly Payroll 07/18	347.21
Rizzetta Amenity Services, Inc	7/31/2018	INV00000000005251	Auto Mileage/Cell 07/18	160.65
			Total 001 - General Fund	2,214.11
Report Total				2,214.11

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

**Balance Sheet**

1. Trust statement activity has been recorded through 07/31/18.
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.