



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

September 30, 2018

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 9/30/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Group	General Long Term Debt Group
Assets						
Cash In Bank	86,311	0	0	86,311	0	0
Investments	84,559	0	542,871	627,430	0	0
Investments - Reserves	0	434,529	0	434,529	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	6,263	0	0	6,263	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	542,871
Amount To Be Provided Debt Service	0	0	0	0	0	9,777,129
Fixed Assets	0	0	0	0	10,535,006	0
Total Assets	<u>177,133</u>	<u>434,529</u>	<u>542,871</u>	<u>1,154,533</u>	<u>10,535,006</u>	<u>10,320,000</u>
Liabilities						
Accounts Payable	1,315	0	0	1,315	0	0
Accrued Expenses Payable	500	0	0	500	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
Total Liabilities	<u>1,815</u>	<u>0</u>	<u>0</u>	<u>1,815</u>	<u>0</u>	<u>10,320,000</u>
Fund Equity And Other Credits						
Beginning Fund Balance	140,046	419,390	526,268	1,085,704	10,535,006	0
Net Change in Fund Balance	35,272	15,139	16,604	67,015	0	0
Total Fund Equity And Other Credits	<u>175,319</u>	<u>434,529</u>	<u>542,871</u>	<u>1,152,719</u>	<u>10,535,006</u>	<u>0</u>
Total Liabilities And Fund Equity	<u>177,133</u>	<u>434,529</u>	<u>542,871</u>	<u>1,154,533</u>	<u>10,535,006</u>	<u>10,320,000</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 9/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	775	775	432	(343)	44.22%
Special Assessments					
Tax Roll	199,123	199,123	201,328	2,205	(1.10)%
Total Revenues	199,898	199,898	201,760	1,862	(0.93)%
Expenditures					
Legislative					
Supervisor Fees	10,000	10,000	7,400	2,600	26.00%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	21,939	21,939	21,939	0	0.00%
District Engineer	10,000	10,000	6,216	3,784	37.83%
Disclosure Report	1,000	1,000	0	1,000	100.00%
Trustees Fees	6,500	6,500	5,213	1,287	19.79%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	5,000	5,000	(0)	0.00%
Accounting Services	14,500	14,500	14,500	0	0.00%
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	500	1,419	(919)	(183.70)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	500	0	500	100.00%
Website Hosting, Maintenance, Backup	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	10,000	10,000	6,170	3,830	38.30%
Stormwater Control					
Aquatic Maintenance	39,720	39,720	39,170	550	1.38%
Lake/Pond Bank Maintenance	30,000	30,000	0	30,000	100.00%
Aquatic Plant Replacement	5,000	5,000	18,343	(13,343)	(266.86)%
Stormwater System Maintenance	5,000	5,000	0	5,000	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	1,000	3,050	(2,050)	(205.00)%
Parks & Recreation					
Management Contract	17,000	17,000	14,719	2,281	13.41%

Grand Hampton Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contingency					
Miscellaneous Contingency	2,000	2,000	3,592	(1,592)	(79.57)%
Total Expenditures	<u>199,898</u>	<u>199,898</u>	<u>166,488</u>	<u>33,410</u>	<u>16.71%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>35,272</u>	<u>35,272</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>35,272</u>	<u>35,272</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>0</u></u>	<u><u>175,319</u></u>	<u><u>175,319</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 9/30/2018

(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	2,227	2,227	0.00%
Special Assessments				
Tax Roll	12,912	12,912	0	0.00%
Total Revenues	<u>12,912</u>	<u>15,139</u>	<u>2,227</u>	<u>17.24%</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	15,139	15,139	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	15,139	15,139	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>434,529</u></u>	<u><u>434,529</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 9/30/2018

(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	7,185	7,185	0.00%
Special Assessments				
Tax Roll	636,654	643,274	6,620	1.03%
Total Revenues	<u>636,654</u>	<u>650,459</u>	<u>13,805</u>	<u>2.17%</u>
Expenditures				
Debt Service				
Interest	336,654	339,075	(2,421)	(0.71)%
Principal	300,000	300,000	0	0.00%
Total Expenditures	<u>636,654</u>	<u>639,075</u>	<u>(2,421)</u>	<u>(0.38)%</u>
Excess of Revenues Over (Under) Expenditures	0	11,384	11,384	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	11,384	11,384	0.00%
Fund Balance, Beginning of Period	0	409,709	409,709	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>421,092</u></u>	<u><u>421,092</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 9/30/2018

(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	1,770	1,770	0.00%
Special Assessments				
Tax Roll	233,201	235,625	2,425	1.03%
Total Revenues	<u>233,201</u>	<u>237,395</u>	<u>4,194</u>	<u>1.80%</u>
Expenditures				
Debt Service				
Interest	113,201	112,175	1,026	0.90%
Principal	120,000	120,000	0	0.00%
Total Expenditures	<u>233,201</u>	<u>232,175</u>	<u>1,026</u>	<u>0.44%</u>
Excess of Revenues Over (Under) Expenditures	0	5,220	5,220	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	5,220	5,220	0.00%
Fund Balance, Beginning of Period	0	116,559	116,559	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>121,779</u></u>	<u><u>121,779</u></u>	<u><u>0.00%</u></u>

**Grand Hampton CDD
Investment Summary
September 30, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of January 0, 1900</u>
The Bank of Tampa	Money Market Account	\$ 83,925
The Bank of Tampa ICS Program: BOKF, National Association	Money Market Account	634
	Total General Fund Investments	<u>\$ 84,559</u>
The Bank of Tampa Capital Reserve ICS Program: BOKF, National Association	Money Market Account	\$ 188,512
United Bank	Money Market Account	16
Hancock Bank	Money Market Account	246,001
	Total Reserve Fund Investments	<u>\$ 434,529</u>
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	198,239
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	82
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	63,479
	Total Debt Service Fund Investments	<u>\$ 542,871</u>

Grand Hampton Community Development District

Aged Payables by Invoice Date

Aging Date - 9/1/2018

001 - General Fund

From 9/1/2018 Through 9/30/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Times Publishing Company	9/21/2018	686192 09/21/18	Legal Advertising 09/18	242.00
Straley Robin Vericker	9/25/2018	16182	Legal Services 08/18	165.00
Schappacher Engineering, LLC	10/1/2018	1200	Engineering Services 09/18	907.50
			Total 001 - General Fund	1,314.50
Report Total				1,314.50

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
September 30, 2018

Balance Sheet

1. Trust statement activity has been recorded through 09/30/18.
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.