



Rizzetta & Company

Grand Hampton Community Development District

Board of Supervisors' Regular Meeting August 7, 2025

**District Office:
5020 W. Linebaugh Ave Ste 240
Tampa, Florida 33624
813.933.5571**

www.grandhamptoncdd.org

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT AGENDA

at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL
33647

District Board of Supervisors	Mercedes Tutich Shawn Cartwright Joe Farrell Alicia Stremming Andrew Tapp	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Vivek Babbar	Straley, Robin & Vericker
District Engineer	Rick Schappacher	Schappacher Engineering

All cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE - Tampa, Florida 33625 (813) 994-1001
MAILING ADDRESS – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
www.grandhamptoncdd.org

Board of Supervisors
Grand Hampton Community
Development District

July 30, 2025

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, August 7, 2025, at 3:00 p.m.** to be conducted at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget**
 1. Consideration of Resolution 2025-05 Adopting
Fiscal Year 2025-2026 Final Budget Tab 1
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments**
 1. Consideration of Resolution 2025-06; Levying O&M
Assessments for Fiscal Year 2025-2026 Tab 2
 - C. Consideration of Resolution 2025-07; Setting the
Meeting Schedule for Fiscal Year 2025-2026..... Tab 3**
 - D. Consideration of 2024-2025 Goals & Objectives Report..... Tab 4**
- 5. STAFF REPORTS**
 - A. District Engineer**
 1. Update on Pond 17 and Pond 24
 - B. District Counsel**
 - C. Aquatics Report**
 1. Presentation of Solitude Lake Assessment..... Tab 5
 2. Review of Waterway Inspection Report Tab 6
 - D. Presentation of Maintenance Report Tab 7**
 - E. District Manager**
 1. Presentation of District Manager Report
and Monthly Financial Statement..... Tab 8
 2. Presentation of Quarterly Website Audit Tab 9
 3. Presentation of 2023-2024 Final Audit Tab 10
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'
Regular Meeting held on May 1, 2025..... Tab 11**
 - B. Consideration of Operation & Maintenance
Expenditures for April 2025 Tab 12**
 - C. Consideration of Operation & Maintenance
Expenditures for May 2025 Tab 13**
 - D. Consideration of Operation & Maintenance
Expenditures for June 2025 Tab 14**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Grand Hampton Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Grand

Hampton Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attest:

**Grand Hampton
Community Development District**

Assistant Secretary

Mercedes Tutich
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Proposed Budget Grand Hampton Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		Comments
Chart of Accounts Classification	Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24		
1										
2	ASSESSMENT REVENUES									
3										
4	Special Assessments									
5	Tax Roll*	\$ 217,681	\$ 217,681	\$ 214,599	\$ 3,082	\$ 222,708	\$ 8,109	\$ 214,780.00	\$ 217,567.00	
6										
7	Assessment Revenue Subtotal	\$ 217,681	\$ 217,681	\$ 214,599	\$ 3,082	\$ 222,708	\$ 8,109	\$ 214,780.00	\$ 217,567.00	
8										
9	OTHER REVENUES									
10										
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 5,591	\$ 7,455	\$ -	\$ 7,455	\$ -	\$ -	\$ 5,390.00	\$ 5,823.00	
13										
14	Other Revenue Subtotal	\$ 5,591	\$ 7,455	\$ -	\$ 7,455	\$ -	\$ -	\$ 5,390.00	\$ 5,823.00	
15										
16	TOTAL REVENUES	\$ 223,272	\$ 225,136	\$ 214,599	\$ 10,537	\$ 222,708	\$ 8,109	\$ 220,170.00	\$ 223,390.00	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
18										
19	EXPENDITURES - ADMINISTRATIVE									
20										
21	Legislative									
22	Supervisor Fees	\$ 3,000	\$ 4,000	\$ 10,000	\$ 6,000	\$ 10,000	\$ -	\$ 6,000.00	\$ 6,800.00	
23	Financial & Administrative									
24	Accounting Services	\$ 12,423	\$ 16,564	\$ 17,059	\$ 495	\$ 17,741	\$ 682	\$ 16,562.00	\$ 16,562.00	
25	Administrative Services	\$ 3,510	\$ 4,680	\$ 4,820	\$ 140	\$ 5,013	\$ 193	\$ 4,680.00	\$ 4,680.00	
26	Assessment Roll	\$ 5,356	\$ 5,356	\$ 5,356	\$ -	\$ 5,570	\$ 214	\$ 5,200.00	\$ 5,200.00	
27	Auditing Services	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	\$ 3,600	\$ 200	\$ 3,200.00	\$ 3,440.00	
28	District Engineer	\$ 5,708	\$ 7,611	\$ 19,800	\$ 12,189	\$ 19,800	\$ -	\$ 8,356.00	\$ 9,405.00	
29	District Management	\$ 17,626	\$ 23,501	\$ 24,206	\$ 705	\$ 25,174	\$ 968	\$ 23,501.00	\$ 23,501.00	
30	Dues, Licenses & Fees	\$ 489	\$ 652	\$ 175	\$ (477)	\$ 750	\$ 575	\$ 175.00	\$ 430.00	
31	Financial & Revenue Collections	\$ 3,900	\$ 5,200	\$ 5,356	\$ 156	\$ 5,570	\$ 214	\$ 5,200.00	\$ 5,200.00	
32	Legal Advertising	\$ 442	\$ 589	\$ 3,000	\$ 2,411	\$ 3,000	\$ -	\$ 2,530.00	\$ 1,652.00	
33	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	\$ 140.00	\$ 257.00	
34	Public Officials Liability Insurance	\$ 3,700	\$ 3,700	\$ 3,804	\$ 104	\$ 3,785	\$ (19)	\$ 3,341.00	\$ 3,458.00	
35	Trustees Fees	\$ 7,340	\$ 7,340	\$ 6,930	\$ (410)	\$ 7,500	\$ 570	\$ 6,596.00	\$ 6,929.00	
36	Website Hosting, Maintenance, Backup (and Email)	\$ 2,099	\$ 2,799	\$ 3,000	\$ 201	\$ 3,000	\$ -	\$ 2,738.00	\$ 2,737.00	
37	Legal Counsel									
38	District Counsel	\$ 5,038	\$ 6,717	\$ 14,405	\$ 7,688	\$ 14,405	\$ -	\$ 8,202.00	\$ 18,904.00	
39										
40	Administrative Subtotal	\$ 74,031	\$ 92,109	\$ 121,811	\$ 29,702	\$ 125,408	\$ 3,597	\$ 96,421.00	\$ 109,155.00	
41										
42	EXPENDITURES - FIELD OPERATIONS									
43										
44	Stormwater Control									
45	Aquatic Maintenance	\$ 37,634	\$ 50,179	\$ 43,716	\$ (6,463)	\$ 45,024	\$ 1,308	\$ 43,016.00	\$ 44,261.00	
46	Aquatic Plant Replacement	\$ -	\$ -	\$ 16,182	\$ 16,182	\$ 16,182	\$ -	\$ -	\$ -	
47	Lake/Pond Bank Maintenance	\$ 3,180	\$ 4,240	\$ 2,650	\$ (1,590)	\$ 2,650	\$ -	\$ -	\$ 6,030.00	
48	Miscellaneous Expense	\$ 1,942	\$ 2,589	\$ 500	\$ (2,089)	\$ 500	\$ -	\$ -	\$ 333.00	
49	Stormwater System Maintenance	\$ 9,875	\$ 13,167	\$ 2,500	\$ (10,667)	\$ 3,000	\$ 500	\$ 1,800.00	\$ 2,960.00	
50	Other Physical Environment									
51	General Liability Insurance	\$ 3,364	\$ 3,364	\$ 3,458	\$ 94	\$ 4,285	\$ 827	\$ 3,038.00	\$ 3,144.00	
52	Property Insurance	\$ 477	\$ 477	\$ 539	\$ 62	\$ 515	\$ (24)	\$ 334.00	\$ 477.00	
53	Parks & Recreation									
54	Landscape Maintenance	\$ 1,600	\$ 2,133	\$ 4,000	\$ 1,867	\$ 4,000	\$ -	\$ 1,950.00	\$ 350.00	
55	Management Contract	\$ 13,414	\$ 17,885	\$ 19,243	\$ 1,358	\$ 21,144	\$ 1,901	\$ 9,323.00	\$ 11,317.00	
56										
57	Field Operations Subtotal	\$ 71,486	\$ 94,034	\$ 92,788	\$ (1,246)	\$ 97,300	\$ 4,512	\$ 59,461	\$ 68,872	
58										
59	TOTAL EXPENDITURES	\$ 145,517	\$ 186,143	\$ 214,599	\$ 28,456	\$ 222,708	\$ 8,109	\$ 155,882	\$ 178,027	
60										
61	EXCESS OF REVENUES OVER EXPENDITURES	\$ 77,755	\$ 38,993	\$ -	\$ 38,993	\$ -	\$ -	\$ 64,288	\$ 45,363	
62										

Proposed Budget
Grand Hampton Community Development District
Reserve Fund
Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ 8,891	\$ (8,109)
6							
7	Assessment Revenue Subtotal	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ 8,891	\$ (8,109)
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 921	\$ 1,228	\$ -	\$ 1,228	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 921	\$ 1,228	\$ -	\$ 1,228	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 17,921	\$ 18,228	\$ 17,000	\$ 1,228	\$ 8,891	\$ (8,109)
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Capital Reserves	\$ 7,270	\$ 9,693	\$ 17,000	\$ 7,307	\$ 8,891	\$ (8,109)
23							
24	TOTAL EXPENDITURES	\$ 7,270	\$ 9,693	\$ 17,000	\$ 7,307	\$ 8,891	\$ (8,109)
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 10,651	\$ 8,535	\$ -	\$ 8,535	\$ -	\$ -
27							

Grand Hampton Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2014	Series 2016	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$636,654.00	\$232,350.18	\$869,004.18
TOTAL REVENUES	\$636,654.00	\$232,350.18	\$869,004.18
EXPENDITURES			
Administrative			
Debt Service Obligation	\$636,654.00	\$232,350.18	\$869,004.18
Administrative Subtotal	\$636,654.00	\$232,350.18	\$869,004.18
TOTAL EXPENDITURES	\$636,654.00	\$232,350.18	\$869,004.18
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	\$924,262.34

Notes:

Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$231,599.00	2024/2025 O&M Budget:	\$231,599.00
Hillsborough County Collection Cost:	2%	\$4,927.64	2025/2026 O&M Budget:	\$231,599.00
Early Payment Discount:	4%	\$9,855.28		
2025/2026 Total:		\$246,381.91	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhouse	Series 2014 Debt Service	\$528.07	\$528.07	\$0.00	0.00%
	Operations/Maintenance	\$140.02	\$140.02	\$0.00	0.00%
	Total	\$668.09	\$668.09	\$0.00	0.00%
Neo-Traditional (Phases 1-3)	Series 2014 Debt Service	\$565.79	\$565.79	\$0.00	0.00%
	Operations/Maintenance	\$150.03	\$150.03	\$0.00	0.00%
	Total	\$715.82	\$715.82	\$0.00	0.00%
Single Family 50' (Phases 1-3)	Series 2014 Debt Service	\$754.39	\$754.39	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	Total	\$954.42	\$954.42	\$0.00	0.00%
Single Family 52' (Phases 1-3)	Series 2014 Debt Service	\$754.39	\$754.39	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	Total	\$954.42	\$954.42	\$0.00	0.00%
Single Family 60' (Phases 1-3)	Series 2014 Debt Service	\$905.27	\$905.27	\$0.00	0.00%
	Operations/Maintenance	\$240.04	\$240.04	\$0.00	0.00%
	Total	\$1,145.31	\$1,145.31	\$0.00	0.00%
Single Family 75' (Phases 1-3)	Series 2014 Debt Service	\$1,131.59	\$1,131.59	\$0.00	0.00%
	Operations/Maintenance	\$300.05	\$300.05	\$0.00	0.00%
	Total	\$1,431.64	\$1,431.64	\$0.00	0.00%
Single Family 85' (Phases 1-3)	Series 2014 Debt Service	\$1,282.46	\$1,282.46	\$0.00	0.00%
	Operations/Maintenance	\$340.06	\$340.06	\$0.00	0.00%
	Total	\$1,622.52	\$1,622.52	\$0.00	0.00%
Neo-Traditional (Phases 4-6)	Series 2016 Debt Service	\$564.77	\$564.77	\$0.00	0.00%
	Operations/Maintenance	\$150.03	\$150.03	\$0.00	0.00%
	Total	\$714.80	\$714.80	\$0.00	0.00%
Single Family 50' (Phases 4-6)	Series 2016 Debt Service	\$752.74	\$752.74	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	Total	\$952.77	\$952.77	\$0.00	0.00%
Single Family 52' (Phases 4-6)	Series 2016 Debt Service	\$752.74	\$752.74	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	Total	\$952.77	\$952.77	\$0.00	0.00%
Single Family 60' (Phases 4-6)	Series 2016 Debt Service	\$903.97	\$903.97	\$0.00	0.00%
	Operations/Maintenance	\$240.04	\$240.04	\$0.00	0.00%
	Total	\$1,144.01	\$1,144.01	\$0.00	0.00%
Single Family 70' (Phases 4-6)	Series 2016 Debt Service	\$1,129.53	\$1,129.53	\$0.00	0.00%
	Operations/Maintenance	\$300.05	\$300.05	\$0.00	0.00%
	Total	\$1,429.58	\$1,429.58	\$0.00	0.00%

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$231,599.00
COLLECTION COSTS @	2%	\$4,927.64
EARLY PAYMENT DISCOUNT @	4%	\$9,855.28
TOTAL O&M ASSESSMENT		\$246,381.91

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Townhouse	104	104	0	0.70	72.80	5.91%	\$14,562.48	\$140.02	\$528.07	\$0.00	\$668.09
Phases 1-3											
Neo-Traditional	36	36	0	0.75	27.00	2.19%	\$5,400.92	\$150.03	\$565.79	\$0.00	\$715.82
Single Family 50'	190	190	0	1.00	190.00	15.43%	\$38,006.47	\$200.03	\$754.39	\$0.00	\$954.42
Single Family 52'	107	105	0	1.00	107.00	8.69%	\$21,403.64	\$200.03	\$754.39	\$0.00	\$954.42
Single Family 60'	105	104	0	1.20	126.00	10.23%	\$25,204.29	\$240.04	\$905.27	\$0.00	\$1,145.31
Single Family 75'	132	132	0	1.50	198.00	16.08%	\$39,606.74	\$300.05	\$1,131.59	\$0.00	\$1,431.64
Single Family 85'	106	106	0	1.70	180.20	14.63%	\$36,046.13	\$340.06	\$1,282.46	\$0.00	\$1,622.52
Phases 4-6											
Neo-Traditional	36	0	36	0.75	27.00	2.19%	\$5,400.92	\$150.03	\$0.00	\$564.77	\$714.80
Single Family 50'	58	0	58	1.00	58.00	4.71%	\$11,601.97	\$200.03	\$0.00	\$752.74	\$952.77
Single Family 52'	81	0	81	1.00	81.00	6.58%	\$16,202.76	\$200.03	\$0.00	\$752.74	\$952.77
Single Family 60'	56	0	55	1.20	67.20	5.46%	\$13,442.29	\$240.04	\$0.00	\$903.97	\$1,144.01
Single Family 70'	65	0	64	1.50	97.50	7.92%	\$19,503.32	\$300.05	\$0.00	\$1,129.53	\$1,429.58
Total Community	1076	777	294	1231.70	100.00%		\$246,381.91				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%):

(\$14,782.91)

Net Revenue to be Collected:

\$231,599.00

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2016 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 2

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Grand Hampton Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in the City of Tampa, in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attest:

**Grand Hampton
Community Development District**

Assistant Secretary

Mercedes Tutich
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Tab 3

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Grand Hampton Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HIGHLAND TRAILS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2025, and ending on September 30, 2026 (the “**FY 2025/2026**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2025/2026 annual public meeting schedule to the City of Tampa and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 6, 2025.

Attest:

**Grand Hampton
Community Development District**

Assistant Secretary

Mercedes Tutich
Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2025/2026
Grand Hampton Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Grand Hampton Community Development District shall be held at **3:00 p.m. at the Grand Hampton Clubhouse, 8301 Dunham Station Drive, Tampa, FL 33647**. The meeting dates are as follows:

October 2, 2025
November 6, 2025
December 4, 2025
January 1, 2026 – (New Year's Day)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rizzetta & Company, Inc., District Management

Publish: September 7, 2025 (Tampa Bay Times)

Tab 4

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2024-2025

Adopted: August 2025

Grand Hampton Community Development District

Goals, Objectives, Performance Measures, & Annual Reporting

Fiscal Year 2024-2025

1. FINANCIAL AND ADMINISTRATIVE GOALS

Goal 1.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

Measurement: The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 2.1 Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) regular board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 2.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

3. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 3.1 District Infrastructure and Facilities Inspections

Objective: Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

Measurement: Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

Standard: Public Facilities Report finalized within the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 3.2 Reserve Study

Objective: Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

Measurement: A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

Standard: A minimum of one (1) review of the Reserve Study by the Board of Supervisors.

Achieved: Yes No

Tab 5

**SePRO Lab**

Water Diagnostics for Lakes & Ponds

SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: eCOC16527

Customer Contact Information

Company Name: SOLitude Lake Management	Contact Person: Kevin Wilt
Address: 1320 Brookwood Drive, Ste. H Little Rock, AR 72202	E-mail Address: kevin.wilt@solitudelake.com
	Phone: 508.885.0101

Waterbody Information

Waterbody:	Grand Hampton Site 2 - FL
Waterbody size:	2.39
Depth Average:	6

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM61343-1	1 Top Unpreserved	Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	294.1	04/09/2025
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	49.2	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	73.9	
		Total Nitrogen (mg/L)	calculated	0.84	
		pH	EPA 150.1	7.6	
		Ammonia ($\mu\text{g}/\text{L}$)	SESC 12	96.5	
CTM61344-1	3 Bottom Preserved	Conductivity ($\mu\text{S}/\text{cm}$)	EPA 120.1	291.1	04/09/2025
		Total Phosphorus ($\mu\text{g}/\text{L}$)	EPA 365.3	46.4	
		Alkalinity (mg/L as CaCO_3)	EPA 310.2	71.1	
		Total Nitrogen (mg/L)	calculated	0.73	
		pH	EPA 150.1	7.6	
		Ammonia ($\mu\text{g}/\text{L}$)	SESC 12	99.7	

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received:

Date Results Sent: Wednesday, April 30, 2025

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Manager

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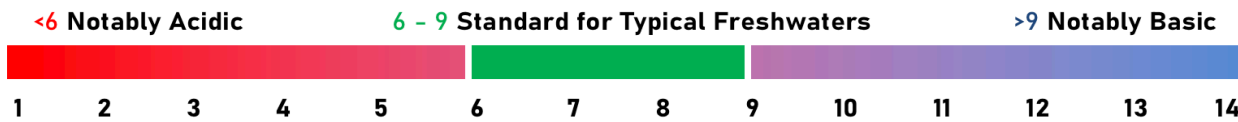
SePRO Lab

Water Diagnostics for Lakes & Ponds

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.

0-60 mg/L as CaCO₃ soft; 61-120 mg/L as CaCO₃ moderately hard; 121-180 mg/L as CaCO₃ hard; > 181 mg/L as CaCO₃ very hard

Alkalinity: Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate, and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

< 50 mg/L as CaCO₃ low buffered; 51-100 mg/L as CaCO₃ moderately buffered; 101-200 mg/L as CaCO₃ buffered; > 200 mg/L as CaCO₃ high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.
< 50 μ S/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 μ S/cm typical freshwaters; > 1500 μ S/cm may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 μ g/L oligotrophic; 12-24 μ g/L mesotrophic; 25-96 μ g/L eutrophic; > 96 μ g/L hypereutrophic*

Free Reactive Phosphorus (FRP): is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6 μ g/L oligotrophic; 2.7-20 μ g/L mesotrophic; 21-56 μ g/L eutrophic; > 56 μ g/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

Grand Hampton

Enhanced Waterbody Assessment

Sample Date: 9 Apr 2025

Report Date: 30 Apr 2025

Field Biologist: Corey White

Site #2 2-3

Glossary 4



SŌLITUDE
LAKE MANAGEMENT

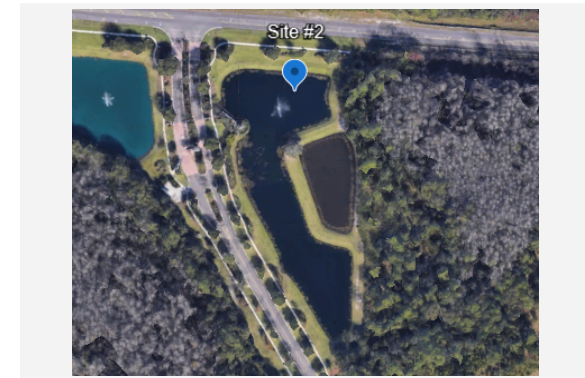
Restoring Balance. Enhancing Beauty.



Enhanced Waterbody Assessment: Grand Hampton, Site #2

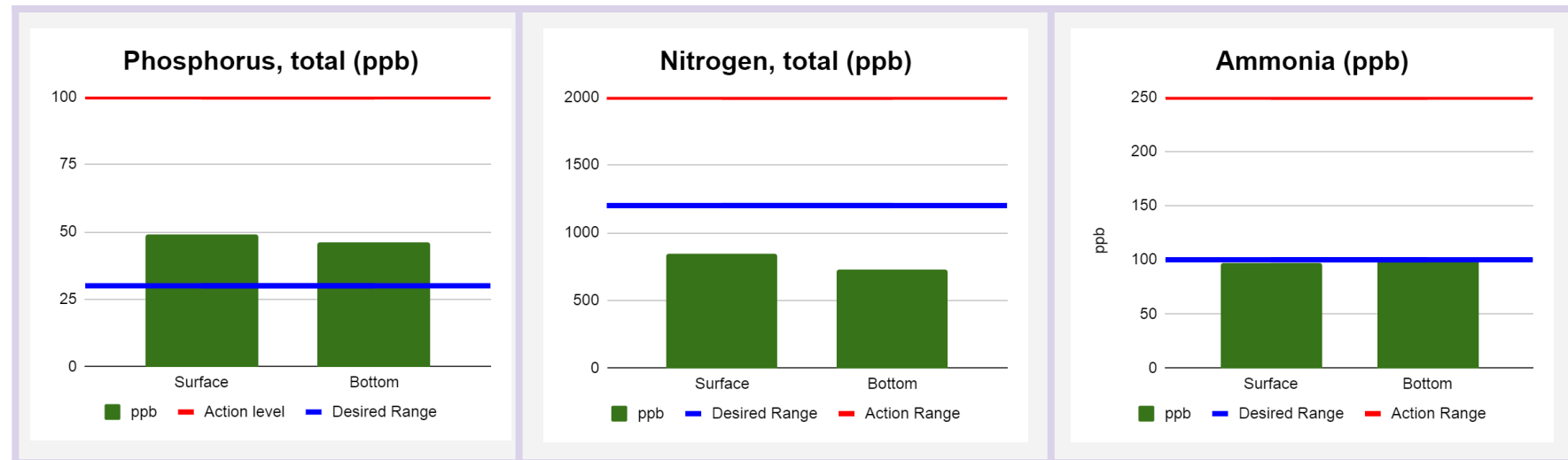
Sample Date: 9 Apr 2025

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	49	46	Borderline
Nitrogen, Total	<1,200 ppb	> 2,000	840	730	Healthy
Ammonia	< 100 ppb	> 250	97	100	Borderline
Conductivity	< 1,200 uS/cm	NA	294	291	Healthy
Alkalinity, Total	> 80 ppm	NA	74	71	Borderline
Turbidity	< 5 NTU	NA	2.1	2.1	Healthy
pH reading	6.5 - 8.5	NA	7.6	7.6	Healthy
Secchi reading	> 4 feet	NA	4.5		Healthy



Acres: 2.39

Average Depth (feet): 6

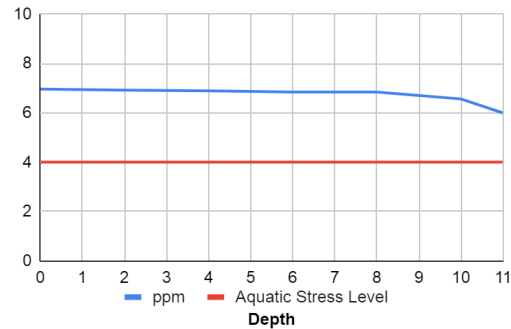




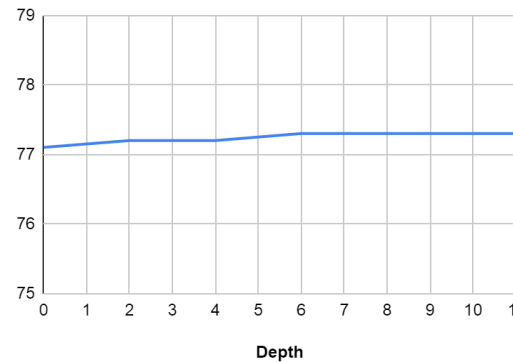
Enhanced Waterbody Assessment: Grand Hampton, Site #2

Sample Date: 9 Apr 2025

Dissolved Oxygen (ppm)



Temperature (F)



Water Column Profile

Mixed: The dissolved oxygen and temperature profile shows this lake's water column is adequately mixed resulting in acceptable dissolved oxygen levels at lower depths, expanded fisheries habitat, less bottom muck and bad odors. It is recommended to monitor oxygen levels closely, particularly with seasonal changes.

Observations

Water quality data suggests that this site is experiencing slightly elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc.

Recommendations

- Phosphorus reduction
- Watershed management
- Ongoing water quality monitoring

Glossary

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Orthophosphate (Free Reactive Phosphorus)	< 30 ppb	> 100 ppb	Excessive algae growth, low dissolved oxygen levels, unbalanced fishery, etc.	Landscape fertilizer runoff and agricultural drainage, sewage, rock erosion, plant and animal decay
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Hardness	50 - 150 ppm	N/A	Buildup of solid material in water systems and an unhealthy environment for fish populations	Leaching of soil and rocks
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Tab 6

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2025-07-09

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1**Comments:**

Normal growth observed

Site is in great shape. Past submersed weed treatment knocked back growth of beneficial plants. They should rebound in the next month or so.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 2**Comments:**

Site looks good

Minor surface algae. Overall the pond is much clearer than in the past few months. Last treatment cleared up roughly 95% of the growth seen in June.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 3**Comments:**

Site looks good

Healthy monoculture of Duck potato is looking great. Site has no notable issues.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 4**Comments:**

Normal growth observed

Minor surface algae treated on 7/9. Results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 5**Comments:**

Normal growth observed

Some minor shoreline weed growth treated on 7/9. Results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: 6**Comments:**

Site looks good

Healthy monoculture of GSR. waterline is a little low but overall the site looks great.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 7**Comments:**

Site looks good

Site is in great shape with a wide array of beneficial plants.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 8**Comments:**

Site looks good

Site is free and clear of any nuisance vegetation. Overall looking great.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 9**Comments:**

Site looks good

Site is almost dry but overall looking good. Structure is clear of obstruction, but does have some growth hanging over.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 10**Comments:**

Treatment in progress

Treated on 7/9 for surface algae. Full results may take up to 14 days. No nuisance shoreline weeds were noted within the site.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 11**Comments:**

Normal growth observed

Minor algae within the site treated on 7/9. Results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 12**Comments:**

Treatment in progress

This site was treated on 7/9 for algae. We noted this site has had a large bloom compared to last month. Results may take up to 14 days and may require a follow up.

Action Required:

follow up and or retreat or in 1

Target:

Surface algae



July 2025



July 2025

Site: 13**Comments:**

Site looks good

Site looks good. The Alligatorweed that was sprayed last month is still decomposing within the site (Photo 2)

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



July 2025



July 2025

Site: 14**Comments:**

Site looks good

Site looks great with a large population of Duck Potato and GSR filling in the site.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 15**Comments:**

Normal growth observed

Treated on 7/9 for algae. This site looks much better than past months.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 16**Comments:**

Normal growth observed

From the surface this site looks good. Underneath the water was some submersed Chara that was treated on 7/9.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



July 2025



July 2025

Site: 17**Comments:**

Normal growth observed

Minor surface algae treated on 7/9. Full results can take up to 14 days. the GSR in the site is looking great and filling in well.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 18**Comments:**

Site looks good

Site looks great with no notable issues. The beneficial plants within the site are thriving.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 19**Comments:**

Site looks good

Site looks good with very minor surface algae treated on 7/9. Results can take up to 14 das.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 20**Comments:**

Normal growth observed

Site has some shoreline weed growth that has been rebounding every month after treatment. Slowly we are cutting back the growth and seeing good results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



July 2025

Site: 21**Comments:**

Normal growth observed

Treatment is in progress for the algae within the site. overall the pond is looking good.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 22**Comments:**

Site looks good

Site looks great with very minimal algae growing from the shoreline. Treated on 7/9. we have been working on cutting back the invasive growth within

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July 2025



July 2025

Site: 23**Comments:**

Site looks good

Treated on 7/9 for the Spatterdock within the pond. Overall the site is looking very good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July 2025



July 2025

Site: 24**Comments:**

Normal growth observed

Some algae growth within the beneficial plants. Treated very lightly on 7/9 to try and not cause any collateral damage to the plants. May need follow up.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 25**Comments:**

Normal growth observed

Site had a planktonic and filamentous algae bloom all treated on 7/9. results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July 2025



July 2025

Site: 26**Comments:**

Site looks good

Site has a healthy population of GSR and is looking great.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 27**Comments:**

Site looks good

Site looks great with no notable issues. All the beneficial plants are filling in the pond banks nicely.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 28**Comments:**

Site looks good

Site looks great with no notable issues.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 29**Comments:**

Site looks good

We have been cutting back the Spatterdock growth within the ponds but overall the site looks great.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 30**Comments:**

Normal growth observed

Site has some algae that was treated lightly to not effect the GSR that is in the site. Results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 31**Comments:**

Site looks good

Site is looking great with no notable issues. the Duck Potato is filling in very nice along the pond banks.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 32**Comments:**

Site looks good

Site looks great with no algae or submersed growth noted within the pond. The GSR is thriving within the pond.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 33**Comments:**

Site looks good

Site looks great with no submersed weeds noted. The Algae in the site was treated lightly to not effect the plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 34**Comments:**

Site looks good

Site looks great with no notable issues. we are planning on bringing the boat out next month to treat the wild side along with the Spatterdock.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 35**Comments:**

Site looks good

Site looks great with very minor algae treated on 7/9. Results may take 14 days and should take care of all the algae within the pond.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



July 2025

Site: 36**Comments:**

Normal growth observed

Very minor surface algae treated on 7/9. The pond is looking great otherwise.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 37**Comments:**

Site looks good

No notable issues within the site.
Overall the pond is looking very good.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 38**Comments:**

Site looks good

Site has a lot of GSR growth that
is filling in very nicely.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 39**Comments:**

Site looks good

Minor planktonic algae within the
site treated on 7/9 and should take
less than a week to clear up.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



July 2025



July 2025

Site: 40**Comments:**

Site looks good
Site has a vast array of beneficial growth within the site. Overall the site looks great.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 41**Comments:**

Site looks good
Site looks great with a healthy monoculture of GSR and some Spatterdock providing great fish habitat.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 42**Comments:**

Normal growth observed
Site has some rebound growth on the wild side from past treatment. Algae was treated 7/9 and should take up to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



July 2025



July 2025

Site: 43**Comments:**

Normal growth observed

Very minor algae within the site that was treated 7/9 and should clear up within the week. I don't believe a follow up treatment will be necessary.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 44**Comments:**

Treatment in progress

The site was treated on 7/9 for submersed algae that was starting to grow on the bottom of the pond. results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



July 2025



July 2025

Site: 45**Comments:**

Site looks good

No algae or submersed weeds were seen in the pond. The shorelines were nice and clear as well.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 46**Comments:**

Site looks good

The site is looking great and the beneficial plants are bouncing back now that there is some water in the site.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 47**Comments:**

Site looks good

The pond looked very good with no notable issues.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 48**Comments:**

Treatment in progress

Site did have a minimal amount of planktonic algae that was treated on 7/9. Full results may take up to 14 days.

Action Required:

Re-inspect next visit

Target:

Planktonic algae



July 2025



July 2025

Site: 49**Comments:**

Site looks good

Site is looking great with no notable issues. The structure is free and clear of any debris.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Site: 50**Comments:**

Site looks good

Site is free and clear of emergent growth and has been maintained well mitigating the new growth.

Action Required:

Routine maintenance next visit

Target:

July 2025



July 2025

Management Summary

This July as expected we have seen an increase of the algae within sites. this could be caused by the slight rain received flushing nutrients into the ponds but not filling up the sites enough to help turn over the water within the sites. Also we have had some pretty hot and sunny days recently contributing to the growth of the ponds. All the sites were treated on 7/9 and results should be seen in 14 days from the treatment dates.

With the hot sunny days contributing to the algae growth, we have also seen a lot of beneficial plant growth within the sites. This is great and we are doing our absolute best to help promote the growth of these plants for the many benefits they contribute to the ponds. With this promotion of growth we have to be careful with our algaecide treatments around them. Yes, we want to get rid of the algae but in some cases leaving a little or treating it with a lighter mix around some of the beneficial plants in the long run is more desired to promote that native growth. Some of the treatment methods we need to utilize can cause collateral damage to the plants and we want to do our best at maintaining the new growth and reducing the invasive growth.

The water levels in the pond haven't fluctuated much from the past few months. Hopefully in the near future we receive some good rain storms to help contribute to the health and the aesthetic of the ponds.

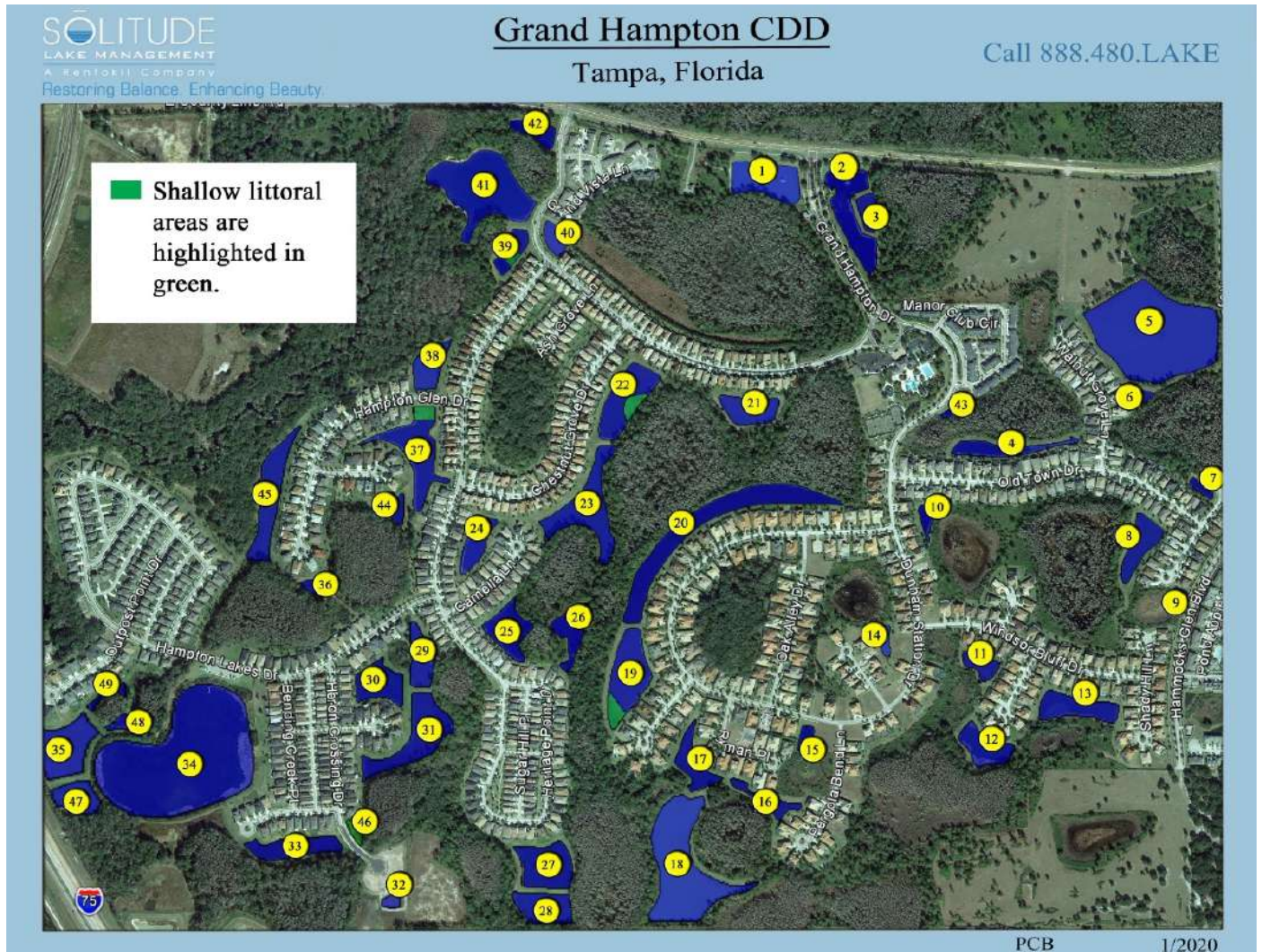
As always please don't hesitate to reach out with any questions or concerns.

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Normal growth observed		Routine maintenance next visit
2	Site looks good	Surface algae	Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Normal growth observed	Surface algae	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Site looks good		Routine maintenance next visit
7	Site looks good		Routine maintenance next visit
8	Site looks good		Routine maintenance next visit
9	Site looks good		Routine maintenance next visit
10	Treatment in progress	Surface algae	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit
12	Treatment in progress	Surface algae	follow up and or retreat or in 14 d
13	Site looks good	Alligatorweed	Routine maintenance next visit
14	Site looks good		Routine maintenance next visit
15	Normal growth observed	Surface algae	Routine maintenance next visit
16	Normal growth observed	Submersed vegetation	Routine maintenance next visit
17	Normal growth observed	Surface algae	Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Site looks good	Surface algae	Routine maintenance next visit
20	Normal growth observed	Shoreline weeds	Routine maintenance next visit
21	Normal growth observed	Surface algae	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

Site	Comments	Target	Action Required
24	Normal growth observed	Surface algae	Routine maintenance next visit
25	Normal growth observed	Species non-specific	Routine maintenance next visit
26	Site looks good		Routine maintenance next visit
27	Site looks good		Routine maintenance next visit
28	Site looks good		Routine maintenance next visit
29	Site looks good		Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
31	Site looks good		Routine maintenance next visit
32	Site looks good		Routine maintenance next visit
33	Site looks good	Surface algae	Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
35	Site looks good	Surface algae	Routine maintenance next visit
36	Normal growth observed		Routine maintenance next visit
37	Site looks good		Routine maintenance next visit
38	Site looks good		Routine maintenance next visit
39	Site looks good	Planktonic algae	Routine maintenance next visit
40	Site looks good		Routine maintenance next visit
41	Site looks good		Routine maintenance next visit
42	Normal growth observed	Species non-specific	Routine maintenance next visit
43	Normal growth observed		Routine maintenance next visit
44	Treatment in progress	Sub-surface algae	Routine maintenance next visit
45	Site looks good		Routine maintenance next visit
46	Site looks good		Routine maintenance next visit

Site	Comments	Target	Action Required
47	Site looks good		Routine maintenance next visit
48	Treatment in progress	Planktonic algae	Re-inspect next visit
49	Site looks good		Routine maintenance next visit
50	Site looks good		Routine maintenance next visit



Tab 7

**Grand Hampton
Weekly Report:**

7/2/2025 & 7/4/2025

Accomplishments
<p>7/2/25</p> <ul style="list-style-type: none">● Picked up litter around Savannah Point CT pond and spotted more litter in the water● Picked up litter around Hampton Lake DR parking lot● Spotted litter in Outpost Post DR pond● Picked up litter by the mailboxes on Eagles Landing Way
<p>7/4/25</p> <ul style="list-style-type: none">● Picked up litter around playground across from Eagles Landing Way● Picked up litter in front of clubhouse and by the entrance ponds sidewalks● Spotted litter in Outpost Point DR ponds● Picked up litter around Hampton Lake DR shore and spotted more firework debris in the water

**Grand Hampton
Weekly Report:**

7/9/2025 & 7/11/2025

Accomplishments

7/9/25

- Picked up firework debris around Savannah Point ct while also spotting plastic bags in the water
- Picked up litter along the entrance pond sidewalks
- Spotted litter in Outpost Point dr ponds
- Picked up litter around playground across from Eagles Landing Way and around the conservation pass
- Picked up litter around Hampton Lakes dr dock, parking lot, and shoreline while still spotting extra litter in the water

7/11/25

- Picked up litter along Dunham Station dr across from Grand Vista ln
- Picked up litter around Savannah Point dr pond
- Picked up litter around playground across from Eagles Landing way
- Spotted litter in Outpost Point dr ponds
- Picked up broken fishing line on the dock on Hampton Lake dr and litter around the parking lot

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 4, 2025 at 3:00pm
- **FY 2023-2024 Audit Completion Deadline:** June 30, 2025

**District
Manager's
Report**

July 3

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash &
Investment Balance:

\$546,999

Reserve Fund Cash &
Investment Balance:

\$260,824

Debt Service Fund
Investment Balance:

\$561,381

**Total Cash and Investment
Balances:**

\$1,369,204

**General Fund Expense
Variance: \$21,196**

**Under
Budget**



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	363,524	0	9,982	373,507	0	0
Investments	183,475	260,824	551,399	995,697	0	0
Prepaid Expenses	825	0	0	825	0	0
Fixed Assets	0	0	0	0	10,535,006	0
Amount Available in Debt Service	0	0	0	0	0	561,381
Amount To Be Provided Debt Service	0	0	0	0	0	6,228,619
Total Assets	547,824	260,824	561,381	1,370,029	10,535,006	6,790,000
Liabilities						
Accounts Payable	2,120	0	0	2,120	0	0
Accrued Expenses	1,400	0	0	1,400	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,790,000
Total Liabilities	3,520	0	0	3,520	0	6,790,000
Fund Equity & Other Credits						
Beginning Fund Balance	466,504	250,218	535,849	1,252,571	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	77,800	10,606	25,532	113,938	0	0
Total Fund Equity & Other Credits	544,304	260,824	561,381	1,366,509	10,535,006	0
Total Liabilities & Fund Equity	547,824	260,824	561,381	1,370,029	10,535,006	6,790,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,591	5,591
Special Assessments				
Tax Roll	214,599	214,599	217,681	3,082
Total Revenues	214,599	214,599	223,272	8,673
Expenditures				
Legislative				
Supervisor Fees	10,000	7,500	3,000	4,500
Total Legislative	10,000	7,500	3,000	4,500
Financial & Administrative				
Accounting Services	17,059	12,794	12,423	372
Administrative Services	4,820	3,615	3,510	105
Assessment Roll	5,356	5,356	5,356	0
Auditing Services	3,400	3,400	3,400	0
Bank Fees	0	0	280	(280)
District Engineer	19,800	14,850	5,708	9,141
District Management	24,206	18,155	17,626	529
Dues, Licenses & Fees	175	175	209	(34)
Financial & Revenue Collections	5,356	4,017	3,900	117
Legal Advertising	3,000	2,250	442	1,808
Miscellaneous Fees	500	375	0	375
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	6,930	6,930	7,340	(411)
Website Hosting, Maintenance, Backup & E	3,000	2,098	2,099	0
Total Financial & Administrative	97,406	77,819	65,993	11,826
Legal Counsel				
District Counsel	14,405	10,804	5,038	5,766
Total Legal Counsel	14,405	10,804	5,038	5,766
Stormwater Control				
Aquatic Maintenance	43,716	32,787	37,634	(4,847)
Aquatic Plant Replacement	16,182	12,136	0	12,136
Lake/Pond Bank Maintenance & Repair	2,650	1,988	3,180	(1,192)
Miscellaneous Expense	500	375	1,942	(1,567)
Stormwater System Maintenance	2,500	1,875	9,875	(8,000)
Total Stormwater Control	65,548	49,161	52,631	(3,470)
Other Physical Environment				
General Liability Insurance	3,458	3,458	3,364	94
Property Insurance	539	539	477	62
Total Other Physical Environment	3,997	3,997	3,841	156
Parks & Recreation				
Landscape Maintenance	4,000	3,000	1,600	1,400
Management Contract	19,243	14,432	13,414	1,018

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual YTD Variance	
Total Parks & Recreation	23,243	17,432	15,014	2,418
Total Expenditures	214,599	166,713	145,517	21,196
Total Excess of Revenues Over(Under) Expenditures	0	47,886	77,755	29,869
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(61,432)	(61,432)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	61,477	61,477
Total Other Financing Sources(Uses)	0	0	45	45
Fund Balance, Beginning of Period	0	0	466,504	466,504
Total Fund Balance, End of Period	0	47,886	544,304	496,418

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	921	921
Special Assessments				
Tax Roll	17,000	17,000	17,000	0
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>17,921</u>	<u>921</u>
Expenditures				
Contingency				
Capital Reserve	17,000	17,000	7,270	9,730
Total Contingency	<u>17,000</u>	<u>17,000</u>	<u>7,270</u>	<u>9,730</u>
Total Expenditures	<u>17,000</u>	<u>17,000</u>	<u>7,270</u>	<u>9,730</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>10,651</u>	<u>10,651</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(61,477)	(61,477)
Interfund Transfer (Expense)				
Interfund Transfer	0	0	61,432	61,432
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(45)</u>	<u>(45)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>250,218</u>	<u>250,218</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>260,824</u>	<u>260,824</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,241	18,241
Special Assessments				
Tax Roll	636,654	636,654	645,131	8,477
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>663,372</u>	<u>26,718</u>
Expenditures				
Debt Service				
Interest	221,654	221,654	229,950	(8,296)
Principal	415,000	415,000	415,000	0
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>644,950</u>	<u>(8,296)</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>644,950</u>	<u>(8,296)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>18,422</u>	<u>18,422</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>413,699</u>	<u>413,699</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>432,121</u>	<u>432,121</u>

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,416	5,416
Special Assessments				
Tax Roll	232,350	232,350	235,444	3,093
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>240,860</u>	<u>8,509</u>
Expenditures				
Debt Service				
Interest	77,350	77,350	78,750	(1,399)
Principal	155,000	155,000	155,000	0
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>233,750</u>	<u>(1,399)</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>233,750</u>	<u>(1,399)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,110</u>	<u>7,110</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>122,149</u>	<u>122,149</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>129,259</u>	<u>129,259</u>

**Grand Hampton CDD
Investment Summary
June 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
Valley National Bank	Governmental Checking	\$ 183,475
Total General Fund Investments		<u>\$ 183,475</u>
Valley National Bank	Governmental Checking	\$ 10,743
Hancock Bank Capital Reserve	Money Market Account	250,081
Total Reserve Fund Investments		<u>\$ 260,824</u>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 201,941
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	222,771
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	97
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	68,061
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	57,909
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	620
Total Debt Service Fund Investments		<u>\$ 551,399</u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Grand Hampton Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
770, 2699	770 General Fund	06/17/2025	Solitude Lake Management, LLC	PSI178653 Balance	Balance - Grass Carp Fish Stocking 06/25	1,570.50
	770 General Fund	06/20/2025	Straley Robin Vericker	26698	Legal Services 05/25	549.00
Sum for 770, 2699						2,119.50
Sum for 770						2,119.50
Sum Total						2,119.50

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2025.
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.

Tab 9



Quarterly Compliance Audit Report

Grand Hampton

Date: April 2025 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

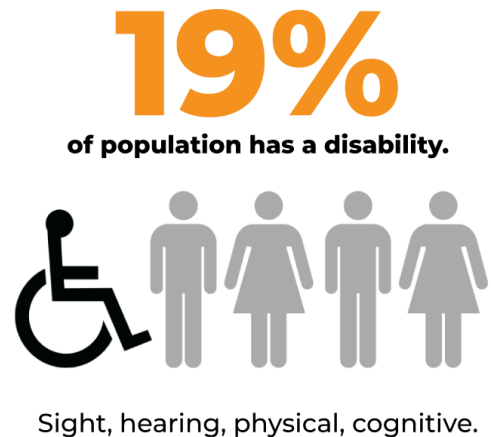
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 10

**GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Grand Hampton Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Grand Hampton Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 29, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 29, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Grand Hampton Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a deficit net position balance of (\$4,905,495).
- The change in the District's total net position in comparison with the prior fiscal year was \$133,785, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,252,573, an increase of \$105,941 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items, assigned to capital reserve, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 1,259,175	\$ 1,148,906
Capital assets, net of depreciation	1,330,557	1,857,307
Total assets	2,589,732	3,006,213
Current liabilities	135,227	140,493
Long-term liabilities	7,360,000	7,905,000
Total liabilities	7,495,227	8,045,493
Net position		
Net investment in capital assets	(6,029,443)	(6,047,693)
Restricted	407,225	357,332
Unrestricted	716,723	651,081
Total net position	\$ (4,905,495)	\$ (5,039,280)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for Services	\$ 1,114,715	\$ 1,114,068
Operating Grants and Contributions	36,876	19,792
General revenues	8,465	7,430
Total revenues	1,160,056	1,141,290
Expenses:		
General government	108,520	96,420
Maintenance and operations	584,303	576,888
Culture and recreation	11,317	47,078
Interest	322,131	344,660
Total expenses	1,026,271	1,065,046
Change in net position	133,785	76,244
Net position - beginning	(5,039,280)	(5,115,524)
Net position - ending	\$ (4,905,495)	\$ (5,039,280)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,026,271. The costs of the District's activities were primarily funded by program revenues, which is mainly comprised of assessments and investment income. In total, expenses decreased from the prior fiscal year, the majority of the decrease was the result of a decrease in repair expenses during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$10,535,006 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$9,204,449 has been taken, which resulted in a net book value of \$1,330,557. More detailed information about the District's capital assets is presented in the notes to the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2024, the District had \$7,360,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Grand Hampton Community Development District Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 710,918
Prepaid items	12,407
Restricted assets:	
Investments	535,850
Capital assets:	
Depreciable assets, net	1,330,557
Total assets	<u>2,589,732</u>
LIABILITIES	
Accounts payable and accrued expenses	6,602
Accrued interest payable	128,625
Non-current liabilities:	
Due within one year	570,000
Due in more than one year	6,790,000
Total liabilities	<u>7,495,227</u>
NET POSITION	
Net investment in capital assets	(6,029,443)
Restricted for debt service	407,225
Unrestricted	716,723
Total net position	<u>\$ (4,905,495)</u>

See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
Primary government:				
Governmental activities:				
General government	\$ 108,520	\$ 108,520	\$ -	\$ -
Maintenance and operations	584,303	32,345	-	(551,958)
Culture and recreation	11,317	93,702	-	82,385
Interest on long-term debt	322,131	880,148	36,876	594,893
Total governmental activities	<u>1,026,271</u>	<u>1,114,715</u>	<u>36,876</u>	<u>125,320</u>
		General revenues:		
		Unrestricted investment earnings		<u>8,465</u>
		Total general revenues		<u>8,465</u>
		Change in net position		133,785
		Net position - beginning		<u>(5,039,280)</u>
		Net position - ending		<u>\$ (4,905,495)</u>

See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 710,918	\$ -	\$ 710,918
Investments	-	535,850	535,850
Prepaid items	12,407	-	12,407
Total assets	<u>\$ 723,325</u>	<u>\$ 535,850</u>	<u>\$ 1,259,175</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 6,602	\$ -	\$ 6,602
Total liabilities	<u>6,602</u>	<u>-</u>	<u>6,602</u>
Fund balances:			
Nonspendable:			
Prepaid items	12,407	-	12,407
Restricted for:			
Debt service	-	535,850	535,850
Assigned to:			
Capital reserve	250,218	-	250,218
Unassigned	454,098	-	454,098
Total fund balance	<u>716,723</u>	<u>535,850</u>	<u>1,252,573</u>
Total liabilities and fund balances	<u>\$ 723,325</u>	<u>\$ 535,850</u>	<u>\$ 1,259,175</u>

See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds		\$ 1,252,573
-----------------------------------	--	--------------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	10,535,006	
Accumulated depreciation	<u>(9,204,449)</u>	1,330,557

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(128,625)	
Bonds payable	<u>(7,360,000)</u>	<u>(7,488,625)</u>
Net position of governmental activities		<u><u>\$ (4,905,495)</u></u>

See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	<u>Major Funds</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
REVENUES			
Assessments	\$ 234,567	\$ 880,148	\$ 1,114,715
Interest income	8,465	36,876	45,341
Total revenues	<u>243,032</u>	<u>917,024</u>	<u>1,160,056</u>
EXPENDITURES			
Current:			
General government	108,520	-	108,520
Maintenance and operations	57,553	-	57,553
Culture and recreation	11,317	-	11,317
Debt service:			
Principal	-	545,000	545,000
Interest	-	331,725	331,725
Total expenditures	<u>177,390</u>	<u>876,725</u>	<u>1,054,115</u>
Excess (deficiency) of revenues over (under) expenditures	65,642	40,299	105,941
Fund balance - beginning	<u>651,081</u>	<u>495,551</u>	<u>1,146,632</u>
Fund balance - ending	<u>\$ 716,723</u>	<u>\$ 535,850</u>	<u>\$ 1,252,573</u>

See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	105,941
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Amounts reported for governmental activities in the statement of activities are different because:

Depreciation on capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(526,750)
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		545,000
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The change in accrued interest on long-term liabilities between the current and prior fiscal year end is recorded in the statement of activities but not in the fund financial statements.		9,594
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Change in net position of governmental activities	\$	<u>133,785</u>
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See notes to the financial statements

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Grand Hampton Community Development District ("District") was established on July 17, 2003 by the City Council of the City of Tampa, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under City of Tampa Ordinance 2003-0160. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected by registered voters, as provided by F. S. Chapter 190.006. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands in the District. Debt service special assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Weighted Average Maturities
First American Treasury Obligations Fund CL Z	\$ 413,623	S&P AAAm	31 days
First American Funds Institutional Government Fund	122,227	N/A	N/A
Total Investments	<u>\$ 535,850</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater management	\$ 10,535,006	\$ -	\$ -	\$ 10,535,006
Total capital assets, being depreciated	10,535,006	-	-	10,535,006
Less accumulated depreciation for:				
Stormwater management	8,677,699	526,750	-	9,204,449
Total accumulated depreciation	8,677,699	526,750	-	9,204,449
Total capital assets, being depreciated, net	1,857,307	(526,750)	-	1,330,557
Governmental activities capital assets, net	\$ 1,857,307	\$ (526,750)	\$ -	\$ 1,330,557

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2014

On August 15, 2014, the District issued \$8,375,000 of Capital Improvement Refunding Bonds, Series 2014 due on May 1, 2034 with a fixed interest rate of 4.50%. The Bonds were issued to refund Series 2003 Capital Improvement Revenue Bonds (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2014. Principal is to be paid serially commencing May 1, 2015 through May 1, 2034.

Series 2016

On December 23, 2016 the District issued \$3,205,000 of Capital Improvement Revenue Refunding Bonds, Series 2016 due on May 1, 2036 with a fixed interest rate of 3.50%. The Series 2005 Bonds were refunded with the proceeds of Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2018 through May 1, 2036.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Series 2014 and 2016 Bonds are subject to redemption at the option of the District prior to maturity. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar as outlined in the Third Supplemental Bond Indenture.

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2014	\$ 5,505,000	\$ -	\$ 395,000	\$ 5,110,000	\$ 415,000
Series 2016	2,400,000	-	150,000	2,250,000	155,000
Total	<u>\$ 7,905,000</u>	<u>\$ -</u>	<u>\$ 545,000</u>	<u>\$ 7,360,000</u>	<u>\$ 570,000</u>

At September 30, 2024, the scheduled debt service requirements on the long - term debt were as follows:

Year ending, September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 570,000	\$ 308,700	\$ 878,700
2026	595,000	284,600	879,600
2027	615,000	259,425	874,425
2028	645,000	233,400	878,400
2029	670,000	206,075	876,075
2030-2034	3,825,000	577,575	4,402,575
2035-2036	440,000	23,275	463,275
Total	<u>\$ 7,360,000</u>	<u>\$ 1,893,050</u>	<u>\$ 9,253,050</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no claims during the past three years.

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 231,599	\$ 234,567	\$ 2,968
Interest income	-	8,465	8,465
Total revenues	<u>231,599</u>	<u>243,032</u>	<u>11,433</u>
EXPENDITURES			
Current:			
General government	120,821	108,520	12,301
Maintenance and operations	76,326	57,553	18,773
Culture and recreation	34,452	11,317	23,135
Total expenditures	<u>231,599</u>	<u>177,390</u>	<u>54,209</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	65,642	<u>\$ 65,642</u>
Fund balance - beginning		<u>651,081</u>	
Fund balance - ending		<u>\$ 716,723</u>	

See notes to required supplementary information

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated in the last pay period of the District's fiscal year being reported	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported	5
Employee compensation	Not Applicable
Independent contractor compensation	\$33,509
Construction projects to begin on or after October 1; (>\$65K)	Not Applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	See below
Special assessments collected	\$1,114,715
Outstanding Bonds:	See Note 6 for details

		2014 DEBT	2016 DEBT
LOT SIZE	O&M	SERVICE	SERVICE
Townhouse	\$140.02	\$528.07	
Neo-Traditional	\$150.03	\$565.79	
Neo-Traditional	\$150.03		\$564.77
Single Family 50'	\$200.03	\$754.39	
Single Family 50'	\$200.03		\$752.74
Single Family 52'	\$200.03	\$754.39	
Single Family 52'	\$200.03		\$752.74
Single Family 60'	\$240.04	\$905.27	
Single Family 60'	\$240.04		\$903.97
Single Family 70'	\$300.05		\$1,129.53
Single Family 75'	\$300.05	\$1,131.59	
Single Family 85'	\$340.06	\$1,282.46	



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Grand Hampton Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Grand Hampton Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 29, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 29, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Grand Hampton Community Development District
Hillsborough County, Florida

We have examined Grand Hampton Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Grand Hampton Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 29, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Grand Hampton Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Grand Hampton Community Development District (the "District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 29, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 29, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Grand Hampton Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Grand Hampton Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

April 29, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

Tab 11

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT**

The Grand Hampton Community Development District regular meeting of the Board of Supervisors was held on **Thursday, May 1, 2025, at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

Present and not constituting a quorum:

Mercedes Tutich	Board Supervisor, Chairman
Shawn Cartwright	Board Supervisor, Vice-Chairman
Joe Farrell	Board Supervisor, Assistant Secretary
Alicia Stremming	Board Supervisor, Assistant Secretary
Andrew Tapp	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Angela Savinon	Associate District Manager, Rizzetta & Company
Vivek Babbar	District Counsel, Straley Robin Vericker
Rick Schappacher	District Engineer, Schappacher Eng.
Jason Diogo	Representative, Solitude

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD meeting in person at 3:01 p.m.
A quorum was not present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present at the meeting joined in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments

There were no questions during the audience comments.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Presentation of Fiscal Year 2025-2026 Proposed Budget

The Board reviewed the FY 2025-2026 Proposed Budget.

**1. Consideration of Resolution 2025-04; Approving
Fiscal Year 2025/2026 Proposed Budget and Setting Public Hearing**

On a motion from Mr. Cartwright, seconded by Mr. Tapp, with all in favor, the Board of Supervisors approved the Resolution 2025-04; Approving Fiscal Year 2025/2026 Proposed Budget and Setting Public Hearing, for the Grand Hampton Community Development District.

B. Consideration of Resolution 2025-01, Adopting Encroachment Policy

On a motion from Mr. Cartwright, seconded by Ms. Stremming, with all in favor, the Board of Supervisors approved Resolution 2025-01, adopting the Encroachment Policy in substantial form, subject to final approval by the Chair, for the Grand Hampton Community Development District.

Mr. Adams will send letters including the policy after receiving the Chair's final approval.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

1. Update on Pond 17 and Pond 24

Mr. Schappacher discussed Pond 38.

On a motion from Mr. Farrell, seconded by Mr. Cartwright, with four in favor, the Board of Supervisors approved the MES Erosion Project for Pond 38 in the amount of \$3,525, for the Grand Hampton Community Development District.

B. District Counsel

Mr. Babbar provided legal updates on behalf of the community. He noted that the stormwater inspection process may extend over the next 2 to 5 years. Mr. Schappacher stated that the community is grandfathered in under existing regulations.

C. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Diogo presented his report and new sediment analysis.

2. Consideration of Solitude Proposals

On a motion from Mr. Farrell, seconded by Mr. Cartwright, with three in favor, the Board of Supervisors ratified the Solitude Vegetation Removal Proposal in the amount of \$6,270, for the Grand Hampton Community Development District.

3. Consideration of Solitude Annual Maintenance Service Renewal

On a motion from Mr. Cartwright, seconded by Ms. Stremming, with three in favor, the Board of Supervisors approved the Solitude Annual Maintenance Service Renewal, for the Grand Hampton Community Development District.

D. District Manager

1. Presentation of District Manager Report and Monthly Financial Statement

Mr. Adams reviewed his report and financial statements.

2. Presentation of Registered Voter Count

Mr. Adams reviewed the registered voter count.

SIXTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisor's Meeting held on March 6, 2025

The Board requested changes to line items.

- Line 96 – Update name to Mr. Diogo.

On a motion from Mr. Cartwright, seconded by Ms. Stremming, with three in favor the Board of Supervisors approved the Minutes of the Regular Meeting held on March 6, 2025, as presented, for the Grand Hampton Community Development District.

B. Consideration of Minutes of Board of Supervisors' Budget Workshop held on April 3, 2025

On a motion from Mr. Cartwright, seconded by Ms. Stremming, with three in favor the Board of Supervisors approved the Minutes of the Budget Workshop held on April 3, 2025, as presented, for the Grand Hampton Community Development District.

C. Consideration of Operation & Maintenance Expenditures for February 2025

On a motion from Ms. Stremming, seconded by Mr. Cartwright, with four in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2025 (\$14,967.58), for the Grand Hampton Community Development District.

D. Consideration of Operation & Maintenance Expenditures for March 2025

On a motion from Ms. Stremming, seconded by Mr. Cartwright, with four in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for March 2025 (\$10,282.79), for the Grand Hampton Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Farrell requested the removal of the alligator from Pond 45.

NINTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Cartwright, seconded by Ms. Stremming, with three in favor, the Board of Supervisors adjourned the meeting at 4:25 p.m., for the Grand Hampton Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 12

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.grandhamptoncdd.org

Operation and Maintenance Expenditures April 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$19,819.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100357	AS040325B	Board of Supervisors Meeting 04/03/25	\$ 200.00
Grau & Associates, P.A.	100346	26984	Auditing Services FY23/24	\$ 3,400.00
Mercedes Tutich	100350	MT040325	Board of Supervisors Meeting 04/03/25	\$ 200.00
Rizzetta & Company, Inc.	100348	INV0000098212	Personnel Reimbursement 03/25	\$ 466.07
Rizzetta & Company, Inc.	100347	INV0000098327	District Management Fees 04/25	\$ 4,266.92
Rizzetta & Company, Inc.	100354	INV0000098366	Auto Mileage & Travel 03/25	\$ 286.30
Rizzetta & Company, Inc.	100355	INV0000098389	Personnel Reimbursement, Amenity Management & Oversight 04/25	\$ 1,039.99
Rizzetta & Company, Inc.	100360	INV0000098834	Personnel Reimbursement 04/25	\$ 454.99
School Now	100359	INV-SN-704	CDD Website Hosting Quarterly Services 04/25	\$ 384.38
Shawn Cartwright	100351	SC040325	Board of Supervisors Meeting 04/03/25	\$ 200.00
Solitude Lake Management, LLC	100358	PSI154306	Lake & Pond Maintenance Services 04/25	\$ 3,752.00
Solitude Lake Management, LLC	100352	WO-00805807 Deposit	Deposit - Skimmer Repair 04/25	\$ 550.00
Solitude Lake Management, LLC	100356	WO-00806108 Deposit	Deposit- Vegetation Removal 04/25	\$ 3,135.00

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100352	WO-00806269	Deposit - Water Testing 04/25	\$ 725.00
		Deposit		
Straley Robin Vericker	100353	26201	Legal Services 02/25	\$ 758.50
Report Total				<u>\$ 19,819.15</u>

Grand Hampton CDD
Meeting Date: April 3, 2025
Direct Deposit
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mercedes Tutich	Yes
Shawn Cartwright	Yes
Joe Farrell	No
Alicia Stremming	Yes
Andrew Tapp	No

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
04-08-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:01
Meeting End Time:	3:54 pm
Total Meeting Time:	53 min

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Grand Hampton Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. 26984
Date 03/03/2025

SERVICE

AMOUNT

Audit FYE 09/30/2024

\$ 3,400.00

Current Amount Due

\$ 3,400.00

RECEIVED
03/04/2025

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/28/2025	INV0000098212

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$466.07	\$466.07
<div> <div>RECEIVED</div> <div>03-27-2025</div> </div>		Subtotal	\$466.07
		Total	\$466.07

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098327

Bill To:

GRAND HAMPTON CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00770

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,380.17	\$1,380.17
Administrative Services	1.00	\$390.00	\$390.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Management Services	1.00	\$1,958.42	\$1,958.42
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,266.92
		Total	\$4,266.92

RECEIVED
03-27-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2025	INV0000098366

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00024

Description	Qty	Rate	Amount
Auto Mileage & Travel	286.30	\$1.00	\$286.30
<div>RECEIVED</div> <div>04-09-2025</div>	Subtotal		\$286.30
	Total		\$286.30

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/11/2025	INV0000098389

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00024

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/25/2025	INV0000098834

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$454.99	\$454.99
<div>RECEIVED</div> <div>04-25-2025</div>	Subtotal		\$454.99
	Total		\$454.99



INVOICE

Grand Hampton CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614
United States

Invoice # INV-SN-704
Invoice Date: 4/4/2025
Due Date: 5/4/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subtotal:		\$384.38
Tax Total:		
Total:		\$384.38
Amount Paid:		\$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

RECEIVED
04-04-2025

[Click here to pay with Credit Card.](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI154306
Invoice Date: 4/1/2025

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 4/1/2025
Due Date 5/1/2025
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 4/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,752.00	3,752.00
April Billing					
4/1/2025 - 4/30/2025					
Grand Hampton Cdd-Lake-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,752.00

RECEIVED
04-02-2025

Subtotal: 3,752.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 3,752.00



Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-00805807

Invoice Date: 04/07/2025

PROPERTY: Grand Hampton CDD

SOLD TO: Grand Hampton CDD
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
5472		DUR	
Sales Rep ID	Shipping Method	Ship Date	Due Date
LisaMarie Strawser			DUR

Qty	Item Description	Unit Price	Extension
-----	------------------	------------	-----------

1	50% Deposit Invoice 2025 Skimmer Repair (site 16)	\$550.00	\$550.00
---	--	----------	----------

Total project cost: \$1,100.00

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice \$550.00

Payment Received

RECEIVED
04-07-2025

TOTAL

\$550.00



Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: W/O#00806108

Invoice Date: 04/07/2025

PROPERTY: Grand Hampton CDD

SOLD TO: Grand Hampton CDD
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
5472		Due Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Erika Bamberg			Due Upon Receipt

Qty	Item Description	Unit Price	Extension
-----	------------------	------------	-----------

50% Service Deposit Invoice
2025 Vegetation Removal - Grand Hampton CDD

\$3,135.00

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC

1320 Brookwood Drive, Suite H

Little Rock, AR 72202

Total Invoice \$3,135.00

Payment Received 0.00

RECEIVED
04-07-2025

TOTAL \$3,135.00



Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: W/O#00806269

Invoice Date: 04/08/2025

PROPERTY: Grand Hampton CDD

SOLD TO: Grand Hampton CDD
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
5472		Due Upon Receipt	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Erika Bamberg			Due Upon Receipt

Qty	Item Description	Unit Price	Extension
	50% Service Deposit Invoice 2025 Water Testing		\$725.00

PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC

1320 Brookwood Drive, Suite H

Little Rock, AR 72202

RECEIVED
04-08-2025

Total Invoice \$725.00

Payment Received 0.00

TOTAL \$725.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Grand Hampton CDD
C/O RIZZETTA & COMPANY, INC.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

March 17, 2025

Client: 001015

Matter: 000001

Invoice #: 26201

Page: 1

RE: General Matters

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/5/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; REVIEW CANCELLATION NOTICE.	0.4	\$122.00
2/17/2025	VKB	REVIEW AUDITOR'S LETTER REQUESTING RESPONSE FOR FY 23-24 AUDIT; REVIEW AND REVISE AUDIT RESPONSE LETTER.	1.1	\$335.50
2/17/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE RE SAME.	0.5	\$87.50
2/18/2025	VKB	REVIEW EMAIL FROM STAFF ACCOUNTANT; REVIEW FINANCIAL STATEMENTS.	0.2	\$61.00
2/26/2025	VKB	REVIEW AND REVISE EASEMENT ENCROACHMENT AGREEMENT FORM AND RESOLUTION; DRAFT EMAIL TO BOARD RE: SAME.	0.5	\$152.50
Total Professional Services			2.7	\$758.50

March 17, 2025
Client: 001015
Matter: 000001
Invoice #: 26201

Page: 2

Total Services	\$758.50
Total Disbursements	\$0.00
Total Current Charges	\$758.50
Previous Balance	\$152.50
PAY THIS AMOUNT	\$911.00

RECEIVED
03-17-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26053	February 26, 2025	\$152.50	\$0.00	\$0.00	\$0.00	\$911.00
Total Remaining Balance Due						\$911.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$911.00	\$0.00	\$0.00	\$0.00

Tab 13

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.grandhamptoncdd.org

Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$9,472.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100364	AS050125	Board of Supervisors Meeting 05/01/25	\$ 200.00
Joseph Farrell	100365	JF050125	Board of Supervisors Meeting 05/01/25	\$ 200.00
Mercedes Tutich	100366	MT050125	Board of Supervisors Meeting 05/01/25	\$ 200.00
Rizzetta & Company, Inc.	100361	INV0000098953	District Management Fees 05/25	\$ 4,266.92
Rizzetta & Company, Inc.	100368	INV0000098988	Auto Mileage & Travel 04/25	\$ 65.10
Rizzetta & Company, Inc.	100370	INV0000099016	Personnel Reimbursement, Amenity Management & Oversight 05/25	\$ 1,039.97
Shawn Cartwright	100367	SC050125	Board of Supervisors Meeting 05/01/25	\$ 200.00
Solitude Lake Management, LLC	100362	PSI161253	One-Time Water Testing Enhanced Water Body Assessment 04/25	\$ 1,450.00
Solitude Lake Management, LLC	100369	WO-00823624 Deposit	Deposit - Grass Carp Fish Stocking 05/25	\$ 1,570.50
Straley Robin Vericker	100363	26358	Legal Services 03/25	<u>\$ 280.00</u>
Report Total				<u>\$ 9,472.49</u>

Grand Hampton CDD
Meeting Date: May 1, 2025
Direct Deposit
SUPERVISOR PAY REQUEST

RECEIVED
05-05-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mercedes Tutich	Yes
Shawn Cartwright	Yes
Joe Farrell	Yes
Alicia Stremming	Yes
Andrew Tapp	No

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:01pm
Meeting End Time:	4:25pm
Total Meeting Time:	1.24

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: DP Adams

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/2/2025	INV0000098953

Bill To:

GRAND HAMPTON CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00770

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,380.17	\$1,380.17
Administrative Services	1.00	\$390.00	\$390.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Management Services	1.00	\$1,958.42	\$1,958.42
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,266.92
		Total	\$4,266.92

RECEIVED
04-29-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2025	INV0000098988

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00024

Description	Qty	Rate	Amount
Auto Mileage & Travel	65.10	\$1.00	\$65.10
<div>RECEIVED</div> <div>05-08-2025</div>	Subtotal		\$65.10
	Total		\$65.10

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/9/2025	INV0000099016

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00024

[illegible]



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI161253
Invoice Date: 4/15/2025

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 4/15/2025
Due Date 5/15/2025
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 4/15/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Water Testing (Lab) One-Time Service Site 2 ENHANCED WATER BODY ASSESSMENT		1	1	1,450.00	1,450.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,450.00

RECEIVED
04-15-2025

Subtotal: 1,450.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,450.00



SERVICE DEPOSIT REQUEST

Invoice Number: WO-00823624
Invoice Date: 5/8/2025

PROPERTY: Grand Hampton CDD

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SOLD TO: Grand Hampton CDD
c/o Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Customer ID		Customer PO		Payment Terms	
5472				Due Upon Receipt	
Sales Rep ID		Shipping Method		Ship Date	Due Date
LisaMarie Strawser					Due Upon Receipt

Qty	Item Description	Unit Price	Extension
-----	------------------	------------	-----------

1	50% Deposit Grand Hampton CDD - 2025 Grass Carp Fish Stocking (Site 34)	\$3,141.00	\$1,570.50
---	---	------------	------------

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice
Payment Received



\$1,570.50
0.00

TOTAL		\$1,570.50
-------	--	------------

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Grand Hampton CDD
C/O RIZZETTA & COMPANY, INC.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

April 16, 2025

Client: 001015

Matter: 000001

Invoice #: 26358

Page: 1

RE: General Matters

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/18/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/28/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
Total Professional Services			1.6	\$280.00

Total Services \$280.00

Total Disbursements \$0.00

Total Current Charges \$280.00

Previous Balance \$911.00

Less Payments (\$152.50)

PAY THIS AMOUNT \$1,038.50

RECEIVED
04-16-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26201	March 17, 2025	\$758.50	\$0.00	\$0.00	\$0.00	\$1,038.50
Total Remaining Balance Due						\$1,038.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,038.50	\$0.00	\$0.00	\$0.00

Tab 14

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.grandhamptoncdd.org

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,981.99**

Approval of Expenditures:

_____	Chairperson
_____	Vice Chairperson
_____	Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A N J Excavation, LLC	100380	26-770	Erosion / Discharge Area Invert Maintenance 05/25	\$ 3,675.00
Rizzetta & Company, Inc.	100378	INV0000099614	Personnel Reimbursement 05/25	\$ 454.29
Rizzetta & Company, Inc.	100372	INV0000099731	District Management Fees 06/25	\$ 4,266.92
Rizzetta & Company, Inc.	100379	INV0000099772	Personnel Reimbursement, Amenity Management & Oversight 06/25	\$ 1,039.29
Rizzetta & Company, Inc.	100381	INV0000099796	Auto Mileage & Travel 05/25	\$ 70.70
Rizzetta & Company, Inc.	100383	INV0000100252	Personnel Reimbursement 06/25	\$ 345.04
Schappacher Engineering, LLC	100373	2858	Engineering Services 04/25	\$ 1,237.50
Schappacher Engineering, LLC	100385	2872	Engineering Services 05/25	\$ 948.75
Solitude Lake Management, LLC	100374	PSI169529	Lake & Pond Maintenance Services 05/25	\$ 3,752.00
Solitude Lake Management, LLC	100386	PSI170526	Pond Repair 05/25	\$ 550.00
Solitude Lake Management, LLC	100386	PSI177539BAL	Lake & Pond Maintenance Services 06/25	\$ 3,027.00
Straley Robin Vericker	100375	26527	Legal Services 04/25	\$ 1,173.50
Times Publishing Company	100376	38354-051825	Account# TB117449 Legal Advertising 05/25	<u>\$ 442.00</u>

Report Total

\$ 20,981.99

INVOICE

A N J EXCAVATION LLC

INVOICE # 26
DATE: MAY 19, 2025

1220 59th Ave E
Bradenton, FL 34203
941-405-5426
Mondoandjacob@gmail.com

TO Grand Hampton CDD
3434 Colewell Ave., Suite 200
Tampa, FL. 33614

JOB SITE ADDRESS	START DATE	END DATE
Grand Hampton- MES 23, and 38 Work	May	May

	DESCRIPTION	LINE TOTAL
1	Pond 38 MES Erosion remove and rip rap	\$3,525.00
2	Silt and rock removal from discharge area invert of pipe MES pond 23	150.00
TOTAL		\$3,675.00

RECEIVED
05-30-2025

Make all checks payable to A N J EXCAVATION LLC
THANK YOU FOR YOUR BUSINESS!

RECOMMENDED FOR PAYMENT:

Rich Schuppach 5/30/25

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/23/2025	INV0000099614

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$454.29	\$454.29
		<div>RECEIVED</div> <div>06/09/2025</div>	
Subtotal			\$454.29
		Total	\$454.29

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099731

Bill To:

GRAND HAMPTON CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00770

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,380.17	\$1,380.17
Administrative Services	1.00	\$390.00	\$390.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Management Services	1.00	\$1,958.42	\$1,958.42
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$4,266.92
		Total	\$4,266.92

RECEIVED
05-28-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/6/2025	INV0000099772

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00024

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2025	INV0000099796

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00024

Description	Qty	Rate	Amount
Auto Mileage & Travel	70.70	\$1.00	\$70.70
Subtotal			\$70.70
Total			\$70.70

RECEIVED
06/12/2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/20/2025	INV0000100252

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$345.04	\$345.04
<div>RECEIVED</div> <div>06-20-2025</div>	Subtotal		\$345.04
	Total		\$345.04

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
5/9/2025	2858

Bill To
Grand Hampton CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
4/3/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Coordinate with vendors for updates, discussion with CDD manager for vegetation removal repairs. Attend CDD meeting, site meeting to check on erosion concerns at pond 38 and check depression concerns in roadway.	4.25	165.00	701.25
4/29/2025	Prep work for CDD meeting, review agenda items, coordinate with Solitude for skimmer repair and with ANJ for clearing silt from pond 23 MES.	0.75	165.00	123.75
4/30/2025	Prep work for CDD meeting. Prepare photo summary reports for dip in Hampton Glen Dr. and for pond 38 mitered end section. Review plans and plats. Coordinate with vendor on price for repairs to MES at pond 38.	2.5	165.00	412.50
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 05-12-2025		Total \$1,237.50

Schappacher Engineering LLC

PO Box 21256
Bradenton, FL 34204
941-251-7613

Invoice

Date	Invoice #
6/3/2025	2872

Bill To
Grand Hampton CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
5/1/2025	Preparation for CDD meeting,. Coordinate with vendors on price for pond 38 MES repair. Print copies of documents for board members, prepare Engineer's Report, Coordinate with SWFWMD to discuss new inspection mandate and how it will affect CDD. Attend CDD meeting.	5.25	165.00	866.25
5/20/2025	Coordinate with vendor for storm weir skimmer repairs.	0.25	165.00	41.25
5/30/2025	Review invoice for pond 23 MES repairs and forward to Rizzetta for payment.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 06-09-2025		Total \$948.75



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI169529
Invoice Date: 5/6/2025

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 5/6/2025
Due Date 6/5/2025
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 5/6/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance May Billing 5/1/2025 - 5/31/2025 Grand Hampton Cdd-Lake-ALL		1	1	3,752.00	3,752.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,752.00

RECEIVED
05-06-2025

Subtotal: 3,752.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,752.00



INVOICE

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Page: 1

Invoice Number: PSI170526
Invoice Date: 5/31/2025

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via		Customer ID	5472
Ship Date	5/31/2025	P.O. Number	
Due Date	6/30/2025	P.O. Date	5/31/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Subcontract (Dredge, BMP Repair, Etc.) One-Time Service Lake 16 POND REPAIR Skimmer Repair complete, 5/30/25		1	1	1,100.00	1,100.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,100.00



Subtotal: 1,100.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 550.00
Total: 550.00



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI177539BAL
Invoice Date: 6/2/2025

Bill
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Ship
To: Grand Hampton CDD
Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

Ship Via		Customer ID	5472
Ship Date	6/2/2025	P.O. Number	
Due Date	7/2/2025	P.O. Date	6/2/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,752.00	3,752.00
June Billing					
6/1/2025 - 6/30/2025					
Grand Hampton Cdd-Lake-ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,752.00



Subtotal: 3,752.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 725.00
Total: 3,027.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Grand Hampton CDD
C/O RIZZETTA & COMPANY, INC.
3434 Colwell Ave., Suite 200
Tampa, FL 33614

May 16, 2025

Client: 001015

Matter: 000001

Invoice #: 26527

Page: 1

RE: General Matters

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	VKB	REVIEW AGENDA PACKAGE FOR BOARD MEETING; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
4/3/2025	VKB	PREPARE FOR AND ATTEND BOARD WORKSHOP VIA TEAMS.	1.1	\$335.50
4/10/2025	VKB	REVIEW DRAFT AUDIT FOR FY 23-24.	0.8	\$244.00
4/28/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING FOR FINAL BUDGET ADOPTION; REVIEW AND REPLY TO EMAIL FROM AUDITOR REQUESTING UPDATE TO PRIOR AUDIT RESPONSE LETTER.	0.4	\$122.00
4/30/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
Total Professional Services			4.7	\$1,173.50

May 16, 2025
Client: 001015
Matter: 000001
Invoice #: 26527

Page: 2

Total Services	\$1,173.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,173.50
Previous Balance		\$1,038.50
Less Payments		(\$1,038.50)
PAY THIS AMOUNT		\$1,173.50

RECEIVED
05-16-2025

Please Include Invoice Number on all Correspondence



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
5/18/25-5/18/25	GRAND HAMPTON CDD	
Billing Date	Sales Rep	Customer Account
5/18/2025	Deirdre Bonett	TB117449
Total Amount Due		Invoice Number
\$442.00		38354-051825

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/18/25	5/18/25	38354	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	RFP Annual Audit Affidavit Fee	2	1.00x42.00 L	\$440.00 \$2.00

RECEIVED
05-19-2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
5/18/25-5/18/25	GRAND HAMPTON CDD	
Billing Date	Sales Rep	Customer Account
5/18/2025	Deirdre Bonett	TB117449
Total Amount Due		Invoice Number
\$442.00		38354-051825

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

GRAND HAMPTON CDD
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

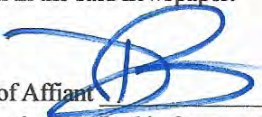
Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP Annual Audit was published in said newspaper by print in the issues of 05/18/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

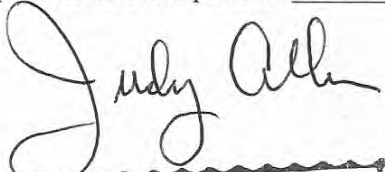
Signature of Affiant 

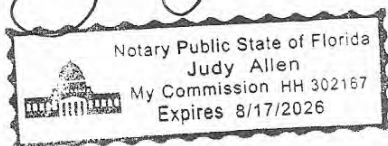
Sworn to and subscribed before me this 05/18/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____





GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Grand Hampton Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Leesburg, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Daryl Adams by email darryla@rizzetta.com ("District Manager"), in an envelope marked on the outside "Auditing Services, Grand Hampton Community Development District." Proposals must be received by 3:00 p.m. on Friday, May 30th, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Run date: Sunday May 18, 2025

38354