



Rizzetta & Company

Grand Hampton Community Development District

Board of Supervisors' Regular Meeting October 2, 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

September 24, 2025

AGENDA

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, October 2, 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:

AUDIT COMMITTEE MEETING

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A. Ranking of Audit Proposals Tab 1
- 3. ADJOURNMENT**

BOS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ITEMS**
 - A. Acceptance of Audit Committee Recommendation
 - B. Ratification of District Management Services First Addendum..... Tab 2
 - C. Consideration of Amenity Services Addendum..... Tab 3
- 5. STAFF REPORTS**
 - A. District Engineer
 1. Update on Pond 17 and Pond 24
 2. Encroachment onto CDD Property – 8120 Hampton Lake Dr.. Tab 4
 - B. District Counsel
 - C. Aquatics Report
 1. Review of Waterway Inspection Report Tab 5
 - D. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement..... Tab 6
 2. Presentation of Website Compliance Report..... Tab 7
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on August 7, 2025 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures for June Thru August 2025 Tab 9
- 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



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: May 30, 2025
3:00PM

Submitted to:

Grand Hampton
Community Development District
c/o District Manager
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

May 30, 2025

Grand Hampton Community Development District
c/o District Manager
3434 Colwell Ave, Suite 200
Tampa, Florida 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Grand Hampton Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice; **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



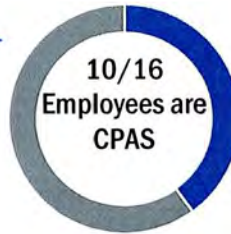
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

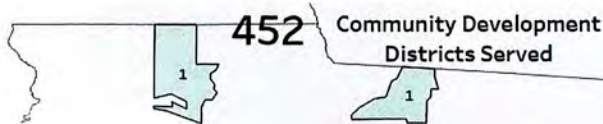


3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided



Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

**Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

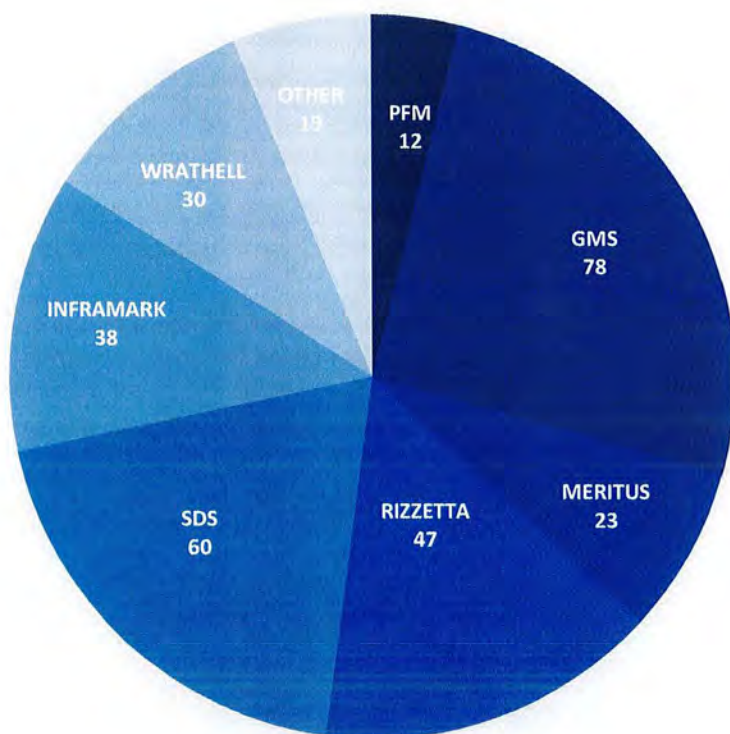


Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing
Audits: 35+
CPE (last 2 years):
Government
Accounting, Auditing:
24 hours; Accounting,
Auditing and Other:
56 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing
Audits: 13+
CPE (last 2 years):
Government
Accounting, Auditing:
24 hours; Accounting,
Auditing and Other:
64 hours
Professional
Memberships: AICPA,
FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I,II,IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants	Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants	Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member	

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts Aid to Victims of Domestic Abuse Boca Raton Airport Authority Broward Education Foundation CareerSource Brevard CareerSource Central Florida 403 (b) Plan City of Lauderdale GERS City of Parkland Police Pension Fund City of Sunrise GERS Coquina Water Control District Central County Water Control District City of Miami (program specific audits) City of West Park Coquina Water Control District East Central Regional Wastewater Treatment Fac. East Naples Fire Control & Rescue District	Hispanic Human Resource Council Loxahatchee Groves Water Control District Old Plantation Water Control District Pinetree Water Control District San Carlos Park Fire & Rescue Retirement Plan South Indian River Water Control District South Trail Fire Protection & Rescue District Town of Haverhill Town of Hypoluxo Town of Hillsboro Beach Town of Lantana Town of Lauderdale By-The-Sea Volunteer Fire Pension Town of Pembroke Park Village of Wellington Village of Golf
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Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,200
2026	\$3,300
2027	\$3,400
2028	\$3,500
2029	<u>\$3,600</u>
TOTAL (2025-2029)	<u>\$17,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing Grand Hampton Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Tab 2

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Grand Hampton Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated March 6, 2025 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 11, 2025

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

BY: Shawn Cartwright
 PRINTED NAME: Shawn Cartwright
 TITLE: Vice Chairman
 DATE: 9/16/2025

ATTEST:

Darryl Adams
 Assistant Secretary
 Board of Supervisors
Darryl Adams
 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,097.83	\$25,174
Administrative:	\$417.75	\$5,013
Accounting:	\$1,478.42	\$17,741
Financial & Revenue Collections:	\$464.17	\$5,570
Assessment Roll ⁽¹⁾		\$5,570
Total Standard On-Going Services:	\$4,458.17	\$59,068

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

2025-10-01 - Grand Hampton CDD - First Addendum - Contract for Professional District Services, unexecuted

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAKzuDBAd-EkGnBu_2qNAnsfr4LPV_yHf

"2025-10-01 - Grand Hampton CDD - First Addendum - Contract for Professional District Services, unexecuted" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 11:37:10 AM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 11:37:17 AM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 11:37:39 AM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 12:22:48 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 12:22:48 PM GMT

Signature:

Email: mtutichghcdd@gmail.com

Tab 3

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Fourth Addendum to the Contract for Professional Amenity Services (this **"Fourth Addendum"**), is made and entered into as of the 2025 day of October 1st (the **"Effective Date"**), by and between Grand Hampton Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the **"District"**), and Rizzetta & Company, Inc., a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 1, 2016 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Grand Hampton
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

Field Manager

Part Time Personnel – 8 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 13,144.
General Management and Oversight ⁽²⁾	\$ 8,000.
Total Services Cost:	\$ 21,144.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 4



August 14, 2025

Encroachment onto CDD Property

8120 Hampton Lake Drive

We were asked to review a possible encroachment onto CDD property behind 8120 Hampton Lake Drive in Grand Hampton CDD. A site review was made on August 7, 2025. The property extends approximately 173' from the north edge of the sidewalk to the rear property line. We did not measure but reviewed aerial images and used the measuring tool. The tool should be accurate within one foot. The resident has encroached onto CDD property, and this was also investigated back in April 2022 where the resident had started installing a stabilized base for a future structure. At that time the resident was notified to remove the encroachment. It appears that the stabilized material was not removed from reviewing historical arials and sometime within the last year, the resident made further improvements onto CDD property over the stabilized area. This consists of semi-permanent tents along with brick pavers and numerous plantings.

We reviewed the plat map and prepared an exhibit that shows the approximate location of the subject property, and the aerial image shows the encroachments onto CDD property. A photo summary was prepared and is included with this report. The photo on the top right of the second page shows where the brick pavers changed configurations and this appears to be the approximate property line. There is a trampoline in the photos, and it appears that the trampoline is also on CDD property.

This property is different from other properties within the Grand Hampton community that have encroachments onto CDD Easements. In this area, the encroachment is not on and easement but is on CDD property.

Report Prepared By:

Rick Schappacher, P.E., District Engineer

Hampton Lake Dr



Ruler

Line

Path

Polygon

Circle

3D path

3D polygon

Measure the distance between two points on the ground

Map Length:

173.12

Feet

Ground Length:

173.12

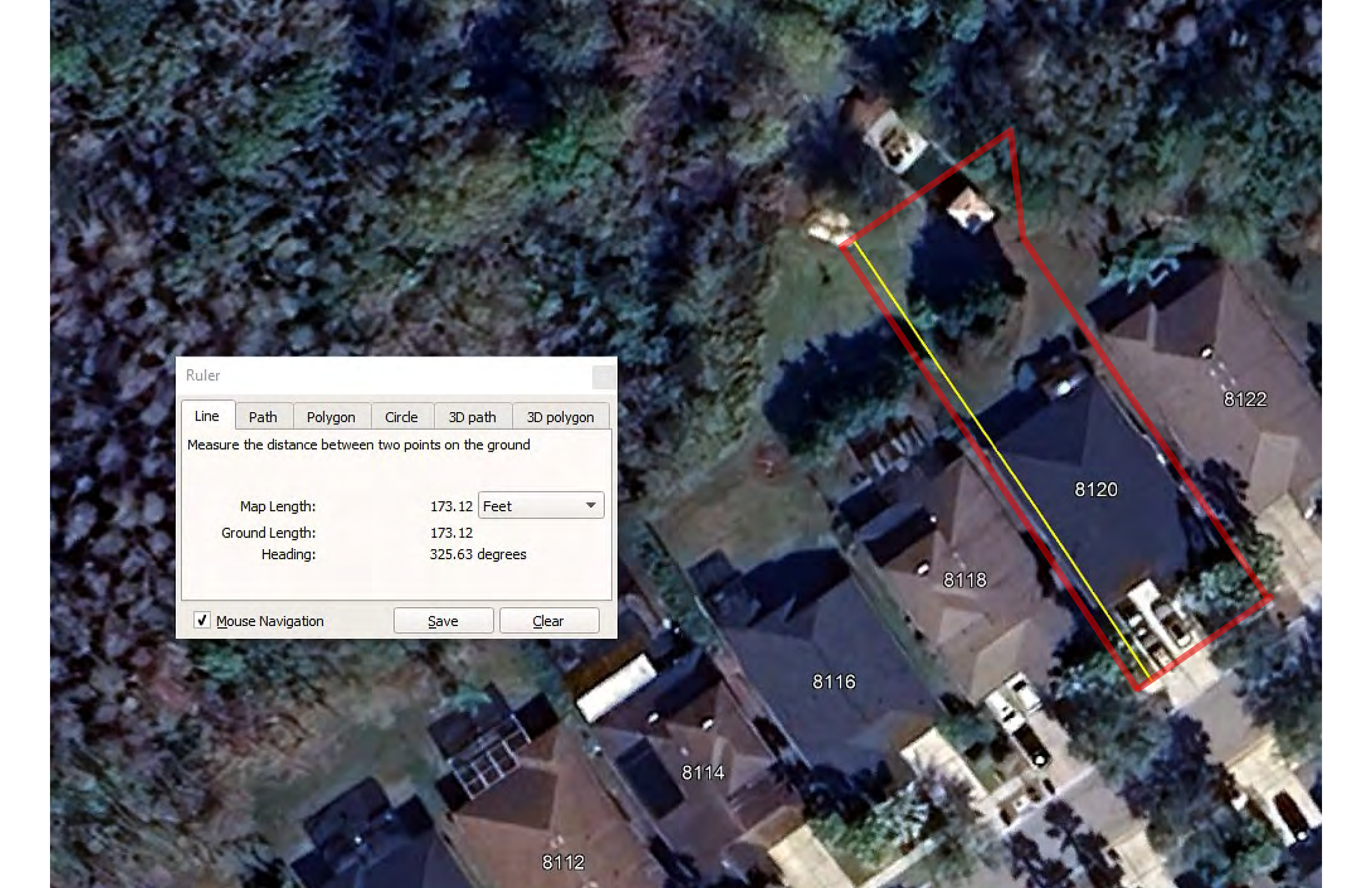
Heading:

325.63 degrees

☒ Mouse Navigation

Save

Clear





Structure built on CDD Property





Trees & vegetation planted and Structure built on CDD Property





Dog pen in northeast corner of resident's property



Stabilized area along berm between wetland areas where resident proposes to add AstroTurf



Tape measure located on rear property line showing approximately half of stabilized area on CDD property



Resident proposes to add this structure on the AstoTurf on his property

Tab 5

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2025-09-10

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:**

Site looks good

Site looks great. The native submersed Babytears are helping aid in the water clarity within the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 2**Comments:**

Normal growth observed

Site has some normal growth of algae within the pond. The growth is minimal for what we expect from this site especially for September.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 3**Comments:**

Site looks good

Site looks great with a full perimeter of Duck Potato and Pickerel Weed filling in beautifully.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 4**Comments:**

Site looks good

Site looks great with very minimal shoreline weed growth observed. Besides the minimal shoreline growth no algae or submersed vegetation was noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September 2025



September 2025

Site: 5**Comments:**

Normal growth observed

We are still battling some intense rebound growth from the shoreline weeds within this sites. We are trying a couple new methods in control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September 2025



September 2025

Site: 6**Comments:**

Site looks good

Site looks great with a healthy monoculture of GSR along the pond's perimeter.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 7**Comments:**

Site looks good

Site is in great shape with various different native plants growing within it. The water does seem a little turbid and could be from the rain received the past few week.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 8**Comments:**

Site looks good

Site looks great with no noted nuisance growth present.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 9**Comments:**

Site looks good

Site looks good and just has a minimal amount of Alligatorweed growing along the perimeter.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 10**Comments:**

Treatment in progress

Site had a large algae bloom that was cove swept. Treated on 9/10 this bloom should clear up within the next 14 days. Submersed and shoreline vegetation not present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 11**Comments:**

Treatment in progress

Site was treated on 9/10 for submersed Chara. Chara is a macro-algae that resembles a submersed weed. Full results from treatment may take 14 days.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



September 2025



September 2025

Site: 12**Comments:**

Site looks good

Site looks great with a healthy monoculture of GSR. Floating grass clippings are in the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 13**Comments:**

Site looks good

Site looks great with a full population of GSR along the perimeter of the site. Little to no nuisance vegetation noted.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 14**Comments:**

Site looks good

Site looks good and was treated 9/10 with a backpack sprayer for emergent growth. No algae or submersed vegetation noted.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 15**Comments:**

Site looks good

Site looks great. We have seen this site transform in the past few months and the algae growth has not been nearly as bad as it was.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 16**Comments:**

Normal growth observed

Site was treated 9/10 for submersed Chara. This time of year we are seeing Chara in many sites throughout the community. Full results can take 14 days.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



September 2025



September 2025

Site: 17**Comments:**

Site looks good

Site looks good. The shelf in the (Right) photo needs to be walked and sprayed for torpedograss.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September 2025



September 2025

Site: 18**Comments:**

Site looks good

This site remains looking fantastic and has no noted issues.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 19**Comments:**

Normal growth observed

Normal growth of algae within the site. Treated on 9/10 this bloom should clear up within the next 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 20**Comments:**

Normal growth observed

This site like site 5 has been giving us a lot of rebound growth from the shoreline weeds within it. New treatment methods were applied.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September 2025



September 2025

Site: 21**Comments:**

Treatment in progress

Site has a large swath of algae along the perimeter. Treated on 9/10 this bloom should clear up within 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 22**Comments:**

Treatment in progress

Site has a large amount of cove swept algae treated on 9/10. This treatment should clear up the growth with 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 23**Comments:**

Site looks good

Site looks great with no submersed weeds, algae, or shoreline weeds to note.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 24**Comments:**

Normal growth observed

Site looks good. The shelf of the pond needs to be walked and spot sprayed for the Torpedograss growth within the native plants.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September 2025



September 2025

Site: 25**Comments:**

Site looks good

Site looks good and the native GSR noted last report is coming into the site nicely along the perimeter.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 26**Comments:**

Site looks good

Site looks great with a healthy and full population of GSR along the perimeter.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 27**Comments:**

Site looks good

Site looks great with not much to note besides the full perimeter of GSR.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 28**Comments:**

Site looks good

Site looks good with a vast population of native plants within the site. The water level is up slightly from the last report.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 29**Comments:**

Site looks good

Site looks great. Over the past couple months we have seen the stems from the shoreline weeds fall out of the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 30**Comments:**

Normal growth observed

Site was noted to have some Chara within it. Treated on 9/10 this growth should clear up within 14 days.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



September 2025



September 2025

Site: 31**Comments:**

Site looks good

Site looks great with a healthy population of GSR within the site. The lilies within the site have also been maintained to pods within the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 32**Comments:**

Site looks good

The pond is a bit low on water but overall looks to be in great shape. No algae or submersed weeds were detected within the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 33**Comments:**

Site looks good

Site has some minimal growth and was treated on 9/10 for submersed Chara. Full results of the treatment can take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



September 2025



September 2025

Site: 34**Comments:**

Site looks good

Site looks great. Algae and Hydrilla were not noted within the site. October we will bring the Boat out to spray back some of the lilies within the lake.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 35**Comments:**

Normal growth observed

Site was treated on 9/10 for algae. Submersed weeds and shoreline weeds were in great shape with little to no new growth observed. Results may take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September 2025



September 2025

Site: 36**Comments:**

Site looks good

Site looks great with no algae or submersed growth present. Overall the site is in good shape.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 37**Comments:**

Site looks good

Site looks great. Lilies within the site could be knocked back and managed better next month with a boat treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September 2025



September 2025

Site: 38**Comments:**

Site looks good

Site looks good and like site 37 will be treated by boat to better manage the lilies next month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September 2025



September 2025

Site: 39**Comments:**

Site looks good

Site looks great with no algae or submersed weeds noted within the site. Overall there isn't much to note with the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 40**Comments:**

Site looks good
The site looks great and has awesome water clarity within the pond. No algae or submersed growth present.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 41**Comments:**

Site looks good
Site looks great with a healthy population of GSR filling in the perimeter. Site also has great water clarity.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 42**Comments:**

Site looks good
Site looks good. October we will treat the backside of the pond for the emergent growth coming from the wild side of the pond.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 43**Comments:**

Site looks good

Site looks great with no algae or submersed growth to note within the site.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 44**Comments:**

Site looks good

Site looks good and has a healthy population of GSR within the pond. The lilies could be managed better in the right photo.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 45**Comments:**

Site looks good

Site looks great with not much to note. Hopefully in the future the GSR pod that is visible in the right photo will slowly fill in the shoreline.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 46**Comments:**

Site looks good

Site looks good. Spot treatments have been done to maintain the Torpedograss within the beneficial plants.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 47**Comments:**

Site looks good

Site looks good and has some new lily growth filling in within the open water of the site. No algae or submersed weed present.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 48**Comments:**

Treatment in progress

Treated on 9/10 for a planktonic algae bloom within the site. Full treatment results can take up to 14 days.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



September 2025



September 2025

Site: 49**Comments:**

Site looks good

Site looks great with not much to note. The water clarity is great and the water level is a bit low compared to other sites.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Site: 50**Comments:**

Site looks good

Site looks good. New growth was treated on 9/10 and should clear up relatively quickly.

Action Required:

Routine maintenance next visit

Target:

September 2025



September 2025

Management Summary

This September we are seeing temperatures drop slowing growth within some of the sites. We also haven't received much rain this month and some of the water levels within the sites have dropped slightly due to the lack of rainfall. New treatments that we applied last month have given us a slight advantage over the growth we are seeing this month. Some of our granular algaecide treatments have seen to help control the minor algae blooms we were seeing in sites the past few months. Though our approach on the rebound growth in site 5 was unsuccessful we are trying another method this month as well and hope to see different results than the past.

One big thing I noticed in the community this past inspection was the management of lilies throughout the sites. Some sites could use the lilies being knocked back within the ponds as they are starting to take over some sites. This will be a main focus next month during our treatment visit.

Minor algae blooms were noted in some of the sites throughout the community. These blooms aren't very big and were all treated on 9/10. I'm very confident that they will clear up within the next 14 days. Overall the site looked very good in the community and we are getting very good control of growth month to month within some ponds like site 2 that typically has a major bloom this time of year has been very manageable.

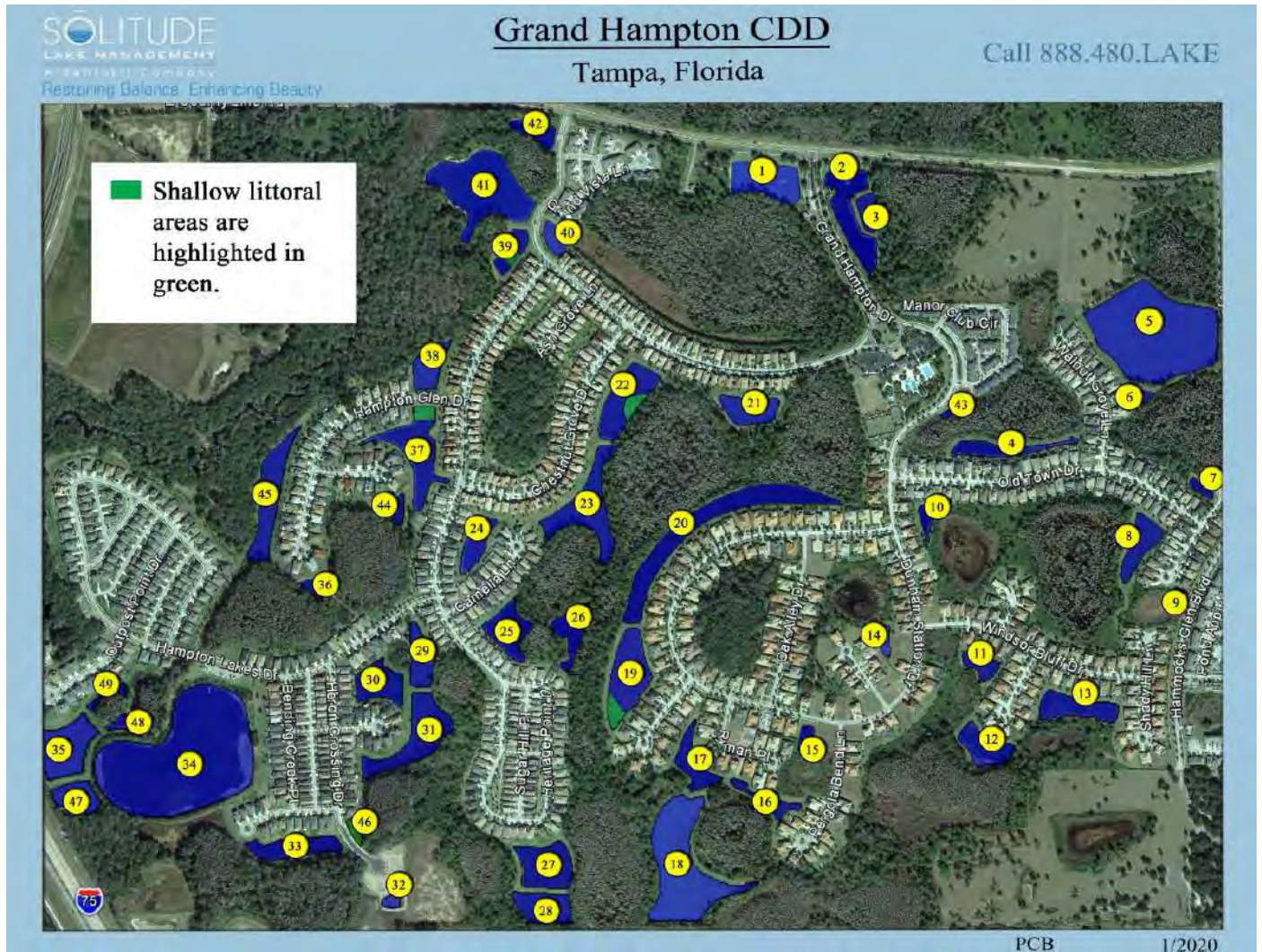
As always please don't hesitate to reach out with any questions or concerns.

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good		Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Site looks good		Routine maintenance next visit
4	Site looks good	Shoreline weeds	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	Treatment in progress	Sub-surface algae	Routine maintenance next visit
12	Site looks good		Routine maintenance next visit
13	Site looks good		Routine maintenance next visit
14	Site looks good		Routine maintenance next visit
15	Site looks good		Routine maintenance next visit
16	Normal growth observed	Sub-surface algae	Routine maintenance next visit
17	Site looks good	Torpedograss	Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Normal growth observed	Surface algae	Routine maintenance next visit
20	Normal growth observed	Shoreline weeds	Routine maintenance next visit
21	Treatment in progress	Surface algae	Routine maintenance next visit
22	Treatment in progress	Surface algae	Routine maintenance next visit
23	Site looks good		Routine maintenance next visit

Site	Comments	Target	Action Required
24	Normal growth observed	Torpedograss	Routine maintenance next visit
25	Site looks good		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	Sub-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	Sub-surface algae	Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
35	Normal growth observed	Surface algae	Routine maintenance next visit
36	Site looks good		Routine maintenance next visit
37	Site looks good	Species non-specific	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit
39	Site looks good		Routine maintenance next visit
40	Site looks good		Routine maintenance next visit
41	Site looks good		Routine maintenance next visit
42	Site looks good		Routine maintenance next visit
43	Site looks good		Routine maintenance next visit
44	Site looks good		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	Routine maintenance next visit
49	Site looks good		Routine maintenance next visit
50	Site looks good		Routine maintenance next visit



Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 6, 2025 at 3:00pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

**District
Manager's
Report**

October 2

2025

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<u>FINANCIAL SUMMARY</u>		<u>8/31/2025</u>
General Fund Cash & Investment Balance:		\$528,839
Reserve Fund Cash & Investment Balance:		\$291,067
Debt Service Fund Investment Balance:		<u>\$565,335</u>
Total Cash and Investment Balances:		\$1,385,241
General Fund Expense		Under
Variance: \$31,945		Budget



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 08/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	344,116	0	0	344,116	0	0
Investments	184,723	261,067	565,335	1,011,125	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	565,335
Amount To Be Provided Debt Service	0	0	0	0	0	6,224,665
Total Assets	529,664	261,067	565,335	1,356,066	10,535,006	6,790,000
Liabilities						
Accounts Payable	4,447	0	0	4,447	0	0
Accrued Expenses	500	0	0	500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,790,000
Total Liabilities	4,947	0	0	4,947	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	58,214	10,849	29,486	98,549	0	0
Total Fund Equity & Other Credits	524,718	261,067	565,335	1,351,120	10,535,006	0
Total Liabilities & Fund Equity	529,664	261,067	565,335	1,356,066	10,535,006	6,790,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,140	7,140
Special Assessments				
Tax Roll	214,599	214,599	217,714	3,115
Total Revenues	214,599	214,599	224,854	10,255
Expenditures				
Legislative				
Supervisor Fees	10,000	9,167	3,800	5,366
Total Legislative	10,000	9,167	3,800	5,366
Financial & Administrative				
Accounting Services	17,059	15,637	15,183	455
Administrative Services	4,820	4,419	4,290	128
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	18,150	4,909	13,241
District Management	24,206	22,188	21,543	647
Dues, Licenses & Fees	175	175	208	(34)
Financial & Revenue Collections	5,356	4,910	4,767	143
Legal Advertising	3,000	2,750	1,449	1,301
Miscellaneous Fees	500	458	0	458
Public Officials Liability Insurance	3,804	3,804	3,700	104
Trustees Fees	6,930	6,930	7,341	(410)
Website Hosting, Maintenance, Backup & E	3,000	2,693	2,692	0
Total Financial & Administrative	97,406	90,870	75,118	15,753
Legal Counsel				
District Counsel	14,405	13,204	5,248	7,956
Total Legal Counsel	14,405	13,204	5,248	7,956
Stormwater Control				
Aquatic Maintenance	43,716	40,073	45,138	(5,065)
Aquatic Plant Replacement	16,182	14,834	0	14,834
Lake/Pond Bank Maintenance & Repair	2,650	2,429	3,180	(751)
Miscellaneous Expense	500	458	1,942	(1,484)
Stormwater System Maintenance	2,500	2,292	9,875	(7,583)
Total Stormwater Control	65,548	60,086	60,135	(49)
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	3,667	1,600	2,067
Management Contract	19,243	17,639	16,943	696

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Total Parks & Recreation	23,243	21,306	18,543	2,763
Total Expenditures	214,599	198,630	166,685	31,945
Total Excess of Revenues Over(Under) Expenditures	0	15,969	58,169	42,200
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	15,969	524,718	508,749

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,164	1,164
Special Assessments				
Tax Roll	17,000	17,000	17,000	0
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>18,164</u>	<u>1,164</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>10,894</u>	<u>10,894</u>
penditures				
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>261,067</u>	<u>261,067</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,234	21,234
Special Assessments				
Tax Roll	636,654	636,654	645,222	8,568
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>666,456</u>	<u>29,802</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>21,506</u>	<u>21,506</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>435,205</u>	<u>435,205</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 08/31/2025 YTD Budget	Year To Date 08/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,253	6,253
Special Assessments				
Tax Roll	232,350	232,350	235,477	3,127
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>241,730</u>	<u>9,380</u>
Expenditures				
Debt Service				
Interest	77,350	77,350	78,750	(1,400)
Principal	155,000	155,000	155,000	0
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>233,750</u>	<u>(1,400)</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>233,750</u>	<u>(1,400)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>7,980</u>	<u>7,980</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>122,150</u>	<u>122,150</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>130,130</u>	<u>130,130</u>

**Grand Hampton CDD
Investment Summary
August 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2025</u>
Valley National Bank	Governmental Checking	\$ 184,723
Total General Fund Investments		<u>\$ 184,723</u>
Valley National Bank	Governmental Checking	\$ 10,816
Hancock Bank Capital Reserve	Money Market Account	250,251
Total Reserve Fund Investments		<u>\$ 261,067</u>
US Bank Series 2014 Revenue	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	\$ 212,337
US Bank Series 2014 Reserve	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	222,771
US Bank Series 2014 Prepayment	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	97
US Bank Series 2016 Revenue	First American Funds Inc SHS -Institutional Government Fund 3763	71,601
US Bank Series 2016 Reserve	First American Funds Inc SHS -Institutional Government Fund 3763	57,909
US Bank Series 2016 Prepayment	First American Funds Inc SHS -Institutional Government Fund 3763	620
Total Debt Service Fund Investments		<u>\$ 565,335</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 08/01/2025 to 08/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
770, 2699						
	770 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102350	Personnel Reimbursement 08/25	461.12
	770 General Fund	08/02/2025	Solitude Lake Management, LLC	PSI194051	Lake & Pond Maintenance Services 08/25	3,752.00
	770 General Fund	08/27/2025	Straley Robin Vericker	27019	Legal Services 07/25	152.50
	770 General Fund	08/22/2025	The Observer Group, Inc.	25-02455H	Legal Advertising 08/25	80.94
Sum for 770, 2699						4,446.56
Sum for 770						4,446.56
Sum Total						4,446.56

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
August 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2025.
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 7



Quarterly Compliance Audit Report

Grand Hampton

Date: July 2025 - 2nd 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**

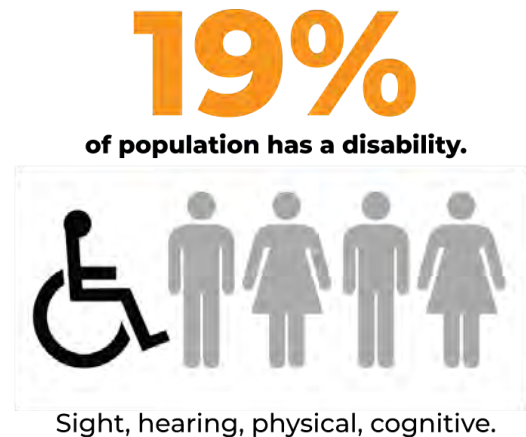
Compliance Criteria

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
Passed	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 8

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, August 7, 2025, at 3:02 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 (<i>via conference call</i>)
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
Vivek Babbar	District Counsel, Straley Robin Vericker
Rick Schappacher	District Engineer, Schappacher Eng.
Corey White	Account Manager, Solitude
Kyle Wilson	Operations Manager

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

Mr. Adams opened the regular CDD meeting in person at 3:02 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**

Audience comments were entertained regarding an appreciation for the Board's not increasing assessments.

FOURTH ORDER OF BUSINESS**BUSINESS ITEMS****A. Public Hearing on Fiscal Year 2025-2026 Final Budget**

On a motion from Mr. Farrell, seconded by Mr. Tapp, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Grand Hampton Community Development District.

Mr. Adams reviewed the fiscal year 2025/2026 final budget. With no questions or comments being heard, he asked for a motion to close the public hearing

On a motion from Mr. Farrell, seconded by Ms. Stremming, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Grand Hampton Community Development District.

1. Consideration of Resolution 2025-05; Adopting Fiscal Year 2025/2026 Final Budget

On a motion from Mr. Tapp, seconded by Ms. Tutich, with all in favor, the Board of Supervisors adopted Resolution 2025-05; approving fiscal year 2025/2026 final budget totaling \$1,100,603.18 (general fund-\$222,807, reserve fund-\$8,891, & debt service \$869,004.18), for the Grand Hampton Community Development District.

B. Public Hearing on Fiscal Year 2025-2026 Assessments

On a motion from Mr. Farrell, seconded by Ms. Stremming, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Grand Hampton Community Development District.

Mr. Adams reviewed the assessment levels, noting that there was no increase over the prior year. There were no questions or comments put forward.

On a motion from Mr. Tapp, seconded by Mr. Farrell, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Grand Hampton Community Development District.

1. Consideration of Resolution 2025-06; Levying Fiscal Year 2025/2026 O & M Assessments

On a motion from Ms. Stremming, seconded by Mr. Ferrell, with all in favor, the Board of Supervisors adopted Resolution 2025-06; levying fiscal year 2025/2026 O & M assessments, as presented, for the Grand Hampton Community Development District.

C. Consideration of Resolution 2025-07; Setting the Meeting Schedule for FY 2025/2026

Mr. Adams presented the resolution noting that the proposed meeting dates coincide with the current schedule of the 1st Thursday of each month at 10:00 a.m. at the Grand Hampton Clubhouse. It was noted that the January meeting falls on New Years day and the Board asked to delete it from the schedule.

On a motion from Mr. Tapp, seconded by Ms. Tutich, with all in favor, the Board of Supervisors adopted Resolution 2025-06; setting the fiscal year 2025/2026 meeting schedule, as discussed, for the Grand Hampton Community Development District.

D. Consideration of 2024/2025 Goals & Objectives Report

Mr. Adams reviewed the report, stating that the district met 100% of the goals and objectives for the fiscal year 2024/2025.

On a motion from Ms. Tutich, seconded by Ms. Stremming, with all in favor, the Board of Supervisors accepted the fiscal year 2024/2025 Goals and Objectives Report, for the Grand Hampton Community Development District.

A brief discussion was held regarding the goals and objectives for 2025/2026.

On a motion from Mr. Farrell, seconded by Ms. Tutich, with all in favor, the Board of Supervisors approved the 2025/2026 goals and objectives, as discussed, for the Grand Hampton Community Development District.

FIFTH ORDER OF BUSINESS**STAFF REPORTS****A. District Engineer****1. Update on Pond 17 and Pond 24**

Mr. Schappacher discussed an encroachment issue, and the Board asked that it put on the agenda for the next meeting.

B. District Counsel

Mr. Babbar led discussion regarding the need for documents to be signed and it may be necessary for the Board to review its policies more often. The Board requested that changes be made to a letter that will be going out to residents. Ms. Tutich will be sent a copy for review prior to being mailed to residents.

C. Aquatics Report**1. Review of Waterway Inspection Report**

Mr. White presented his report to the Board.

D. Presentation of Maintenance Report

Mr. Wilson stated that he had nothing to report.

E. District Manager**1. Presentation of District Manager Report and Monthly Financial Statement**

Mr. Adams reviewed his report and financial statements.

2. Presentation of 1st Quarterly Website Audit

Mr. Adams reviewed the audit report, noting that the district was following the ADA requirements.

3. Presentation of FY 2024/2024 Financial Audit

Mr. Adams presented the fiscal year 2023/2024 financial audit completed by Grau & Associates. He stated that it is considered a clean audit.

On a motion from Mr. Tapp, seconded by Mr. Farrell, with all in favor, the Board of Supervisors accepted the fiscal year 2023/2024 financial audit and authorized its filing with the appropriate governmental entities, for the Grand Hampton Community Development District.

SIXTH ORDER OF BUSINESS**BUSINESS ADMINISTRATION****A. Consideration of Minutes of the Board of Supervisor's Meeting held on May 1, 2025**

The Board requested changes to line item # 15 and that the motions be checked as the number in favor varies.

On a motion from Ms. Tutich, seconded by Mr. Tapp, with all in favor the Board of Supervisors approved the Minutes of the Regular Meeting held on May 1, 2025, as amended, for the Grand Hampton Community Development District.

B. Consideration of Operation & Maintenance Expenditures for April 2025

On a motion from Mr. Ferrell, seconded by Ms. Stremming, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2025 (\$19,819.15), for the Grand Hampton Community Development District.

C. Consideration of Operation & Maintenance Expenditures for May 2025

On a motion from Mr. Tapp, seconded by Mr. Farrell, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for May 2025 (\$9,472.49), for the Grand Hampton Community Development District.

D. Consideration of Operation & Maintenance Expenditures for June 2025

Following a brief discussion, the Board tabled this matter until the next meeting.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests put forward at this time.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Tapp, seconded by Mr. Farrell, with all 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 9

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				<u>\$ 20,981.99</u>

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
		RECEIVED 06/09/2025	
		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
RECEIVED 06-20-2025	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		Customer ID	5472
Ship Date	5/6/2025	P.O. Number	
Due Date	6/5/2025	P.O. Date	5/6/2025
Terms	Net 30	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
Ship Date 6/2/2025
Due Date 7/2/2025
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 6/2/2025
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

RECEIVED
06-16-2025

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

Tampa Bay Times

tampabay.com

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

Tampa Bay Times

tampabay.com

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.

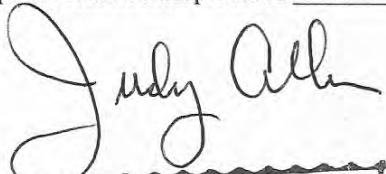
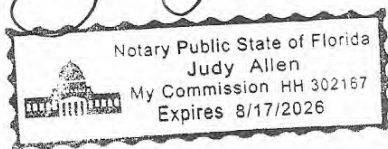
Signature of Affiant

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

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 July 2025 For Board Approval

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

The total items being presented: **\$12,600.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100387	INV0000100547	District Management Fees 07/25	\$ 4,266.92
Rizzetta & Company, Inc.	100391	INV0000100576	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 1,039.28
Rizzetta & Company, Inc.	100393	INV0000100638	Auto Mileage & Travel 06/25	\$ 42.70
Rizzetta & Company, Inc.	100394	INV0000100692	Personnel Reimbursement 07/25	\$ 454.29
Solitude Lake Management, LLC	100388	PSI178653 Balance	Balance - Grass Carp Fish Stocking 06/25	\$ 1,570.50
Solitude Lake Management, LLC	100395	PSI185847	Lake & Pond Maintenance Services 07/25	\$ 3,752.00
Straley Robin Vericker	100390	26698	Legal Services 05/25	\$ 549.00
Times Publishing Company	100392	42989-070625	Account# TB117449 Legal Advertising 07/25	<u>\$ 926.00</u>
Report Total				<u>\$ 12,600.69</u>

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

Invoice

Date	Invoice #
7/2/2025	INV0000100547

Bill To:

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

Services for the month of	Terms	Client Number
July	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
06-27-2025

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

Invoice

Date	Invoice #
7/3/2025	INV0000100576

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/1/2025	INV0000100638

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 #
7/18/2025	INV0000100692

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$454.29	\$454.29
RECEIVED 07-17-2025	Subtotal		\$454.29
	Total		\$454.29



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: PSI178653
Invoice Date: 6/17/2025

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	6/17/2025	P.O. Number	
Due Date	7/17/2025	P.O. Date	6/17/2025
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fish Stocking One-Time Service Lake 34 GRASS CARP, TRIPLOID Stocked on 6/5: 135 Grass Carp in site 34.		1	1	3,141.00	3,141.00

RECEIVED
06/17/2025

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,141.00

Subtotal: 3,141.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 1,570.50
Total: 1,570.50



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: PSI185847
Invoice Date: 7/1/2025

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		Customer ID	5472
Ship Date	7/1/2025	P.O. Number	
Due Date	7/31/2025	P.O. Date	7/1/2025
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
July Billing					
7/1/2025 - 7/31/2025					
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: 0.00
Total: 3,752.00

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

June 20, 2025

Client: 001015

Matter: 000001

Invoice #: 26698

Page: 1

RE: General Matters

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	1.5	\$457.50
5/9/2025	VKB	REVIEW AND REPLY TO EMAIL FROM D. ADAMS RE: AQUATIC CONTRACT AND RENEWALS.	0.3	\$91.50
Total Professional Services			1.8	\$549.00
Total Services			\$549.00	
Total Disbursements			\$0.00	
Total Current Charges				\$549.00
Previous Balance				\$1,173.50
Less Payments				(\$1,173.50)
PAY THIS AMOUNT				\$549.00

RECEIVED
06-20-2025

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	
7/6/25-7/13/25	GRAND HAMPTON CDD	
Billing Date	Sales Rep	Customer Account
7/13/2025	Deirdre Bonett	TB117449
Total Amount Due		Invoice Number
\$926.00		42989-070625

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/6/25	7/13/25	42989	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	HEARING Affidavit Fee	4	1.00x44.00 L	\$924.00 \$2.00

RECEIVED
07-14-2025

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	
7/6/25-7/13/25	GRAND HAMPTON CDD	
Billing Date	Sales Rep	Customer Account
7/13/2025	Deirdre Bonett	TB117449
Total Amount Due		Invoice Number
\$926.00		42989-070625

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 HEARING was published in said newspaper by print in the issues of 07/06/25, 07/13/25 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.

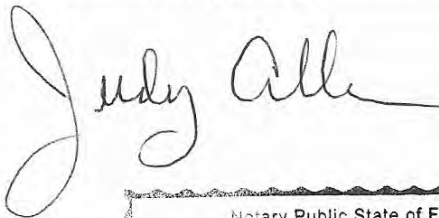
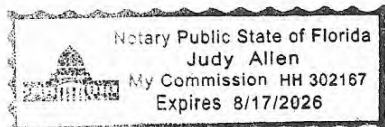
Signature of Affiant

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the Grand Hampton Community Development District

The Board of Supervisors (the "Board") of the Grand Hampton Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 3:00 p.m., at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.grandhamptoncdd.org, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 933-5571 ext. 2772.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that 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.

Daryl Adams
District Manager
Run Date: July 6 and 13, 2025

42989

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 August 2025 For Board Approval

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

The total items being presented: **\$7,140.38**

Approval of Expenditures:

_____	Chairperson
_____	Vice Chairperson
_____	Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100403	AS080725	Board of Supervisors Meeting 08/07/25	\$ 200.00
Joseph Farrell	100404	JF080725	Board of Supervisors Meeting 08/07/25	\$ 200.00
Mercedes Tutich	100405	MT080725	Board of Supervisors Meeting 08/07/25	\$ 200.00
Rizzetta & Company, Inc.	100398	INV0000101277	District Management Fees 08/25	\$ 4,266.92
Rizzetta & Company, Inc.	100400	INV0000101304	Personnel Reimbursement, Amenity Management & Oversight 08/25	\$ 1,039.29
Rizzetta & Company, Inc.	100401	INV0000101343	Auto Mileage & Travel 07/25	\$ 38.50
Rizzetta & Company, Inc.	100407	INV0000101376	Personnel Reimbursement 08/25	\$ 454.29
School Now	100399	INV-SN-871	CDD Website Hosting Quarterly Services 07/25	\$ 384.38
Shawn Cartwright	100406	SC080725	Board of Supervisors Meeting 08/07/25	\$ 200.00
Straley Robin Vericker	100402	26859	Legal Services 06/25	<u>\$ 157.00</u>
Report Total				<u>\$ 7,140.38</u>

Grand Hampton CDD
Meeting Date: August 7, 2025
Direct Deposit
SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
08-08-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>3:02</i>
Meeting End Time:	<i>3:41</i>
Total Meeting Time:	<i>39 min</i>

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: _____

Tayl Adams

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

Invoice

Date	Invoice #
8/2/2025	INV0000101277

Bill To:

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

Services for the month of	Terms	Client Number
August	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
07-30-2025

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

Invoice

Date	Invoice #
8/2/2025	INV0000101304

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
8/1/2025	INV0000101343

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	38.50	\$1.00	\$38.50
RECEIVED 08-07-2025	Subtotal		\$38.50
	Total		\$38.50

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

Invoice

Date	Invoice #
8/15/2025	INV0000101376

Bill To:

Grand Hampton CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$454.29	\$454.29
RECEIVED 08-18-2025	Subtotal		\$454.29
	Total		\$454.29



INVOICE

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

Invoice # INV-SN-871
Invoice Date: 7/16/2025
Due Date: 8/15/2025
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
07-28-2025

[Click Here to pay with Credit Card](#)

Check Remittance:

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

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

July 29, 2025

Client: 001015

Matter: 000001

Invoice #: 26859

Page: 1

RE: General Matters

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/11/2025	VKB	REVIEW AND REVISE NEWSPAPER NOTICES FOR PUBLIC HEARING ON O/M BUDGET AND ASSESSMENTS.	0.4	\$122.00
6/12/2025	MS	REVISE, FINALIZE AND TRANSMIT PUBLICATION AD WITH INSTRUCTIONS TO DISTRICT ADMIN.	0.2	\$35.00
Total Professional Services			0.6	\$157.00
Total Services			\$157.00	
Total Disbursements			\$0.00	
Total Current Charges				\$157.00
Previous Balance				\$549.00
Less Payments				(\$549.00)
PAY THIS AMOUNT				\$157.00

RECEIVED
07-29-2025

Please Include Invoice Number on all Correspondence