



Rizzetta & Company

# **Grand Hampton Community Development District**

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## **Board of Supervisors' Regular Meeting February 5, 2026**

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

**[www.grandhamptoncdd.org](http://www.grandhamptoncdd.org)**

# **GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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January 29, 2026

**Board of Supervisors  
Grand Hampton Community  
Development District**

**AGENDA**

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, February 5, 2026, at 3:00 p.m.** to be conducted at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
  - A. District Engineer**
    1. Update on Pond 17 and Pond 24
  - B. District Counsel**
  - C. Aquatics Report**
    1. Review of Waterway Inspection Report..... Tab 1
  - D. Presentation of Maintenance Report..... Tab 2**
  - E. District Manager**
    1. Presentation of District Manager Report  
and Monthly Financial Statement..... Tab 3
    2. Presentation of the 4<sup>th</sup> Quarter Website Audit..... Tab 4
- 5. BUSINESS ITEMS**
  - A. Discussion of 2026-2027 Budget**
  - B. Discussion of Reports of Residents Removing Conservation  
Areas Abutting Pond #31..... Tab 5**
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors'  
Regular Meeting held on December 4, 2025..... Tab 6**
  - B. Consideration of Operation & Maintenance  
Expenditures for November 2025..... Tab 7**
  - C. Consideration of Operation & Maintenance  
Expenditures for December 2025..... Tab 8**
- 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**



# SOLITUDE

LAKE MANAGEMENT



## Grand Hampton CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2026-01-14

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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**Site: 1****Comments:**

Site looks good

Site looks great with minimal, normal shoreline growth. Open water looks great.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 2****Comments:**

Normal growth observed

Site had an algae bloom that was treated on 1/14. Banks are cleared and the site is free of submersed growth. Full results may take up to 14 days.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

**Site: 3****Comments:**

Site looks good

Site looks great. The Duck Potato within the site has gone dormant due to the cold weather. Water level is a bit low.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 4****Comments:**

Site looks good

Site is a bit turbid from either recent rain storms or the road construction being done. Overall in great shape with no nuisance vegetation.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 5****Comments:**

Site looks good

Site looks great. The rebound growth of shoreline weeds is under control and we are waiting on the decay to take place.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 6****Comments:**

Site looks good

Site looks great with a healthy monoculture of GSR within the site. Water level is very low.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 7****Comments:**

Site looks good

Site looks great with no nuisance vegetation noted. GSR looks to have been damaged from the cold weather and should bounce back.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 8****Comments:**

Site looks good

Site looks great with no nuisance growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 9****Comments:**

Site looks good

Site looks good though it is completely dry.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 10****Comments:**

Site looks good

Site looks great with no nuisance growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 11****Comments:**

Site looks good

Site has an algae bloom treated on 1/14. Full results may take up to 14 days.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 12****Comments:**

Site looks good

Site looks great with a large population of healthy GSR within the site.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 13****Comments:**

Site looks good

Site looks great with a large population of healthy GSR within the site. Rebound growth of Alligatorweed is under control within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 14****Comments:**

Site looks good

Site looks great with many beneficial plants within the site. Some look damaged from the cooler weather but should bounce back.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 15****Comments:**

Site looks good

Site looks great with no nuisance growth noted within.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 16****Comments:**

Site looks good

Site has had a algae bloom that was treated on 1/14. Full results may take up to 14 days.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

**Site: 17****Comments:**

Site looks good

Site looks great. No nuisance growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 18****Comments:**

Site looks good

Site looks great with a full perimeter of beneficial plants. Open water looks great.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 19****Comments:**

Site looks good

Site looks great and is free and clear of any nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 20****Comments:**

Site looks good

Sites in great shape. Rebound growth of shoreline weeds noted in the past inspections is under control. Water level is very low.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 21****Comments:**

Site looks good

Site looks great. Algae typically noted within the site is not present. Open water and shoreline are both clear.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 22****Comments:**

Site looks good

Site looks great with a normal amount of shoreline weeds along the pond bank. Open water is clear.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 23****Comments:**

Site looks good

Site looks great with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 24****Comments:**

Site looks good

Site looks great. Native GSR is full along the shelf with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 25****Comments:**

Site looks good

Site looks good. Shoreline of GSR is filling in slowly

**Action Required:**

Routine maintenance next visit

**Target:****Site: 26****Comments:**

Site looks good

Site looks good with a nice monoculture if GSR within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 27****Comments:**

Site looks good

Site looks great with a good perimeter of GSR. Open water is looking great.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 28****Comments:**

Site looks good

Site looks great with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 29****Comments:**

Site looks good

Site looks great. No nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 30****Comments:**

Site looks good

Site looks great with no noted nuisance growth. Native vegetation is full within the sites.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 31****Comments:**

Site looks good

Water level is still low compared to other sites. No nuisance growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 32****Comments:**

Site looks good

Site looks great with no noted issues. GSR is a full within the site and spreading along the shoreline.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 33****Comments:**

Site looks good

Site looks good. Submersed Chara noted last month within the site has cleared up.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 34****Comments:**

Site looks good

Site looks great with no notable issues. Lilies were cut back within the site and are looking great.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 35****Comments:**

Site looks good

Site looks great with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 36****Comments:**

Site looks good

Site looks good and was sprayed for the minor sheen on the surface of the site. Results can take up to 7 days.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 37****Comments:**

Site looks good

Site looks great. Lilies within the site were cut back a bit more and look great.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 38****Comments:**

Site looks good

Recent treatment of Lilies was successful and site is no longer being choked out by the growth.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 39****Comments:**

Site looks good

Site looks great with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 40****Comments:**

Site looks good  
Site looks great with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 41****Comments:**

Site looks good  
Shoreline is looking great.  
Perimeter is nice and full of GSR with no nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 42****Comments:**

Site looks good  
Site looks great all around. Wild side is clear of any growth along with no submersed growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site: 43****Comments:**

Site looks good

Site looks great with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 44****Comments:**

Site looks good

Site looks good. Perimeter has some GSR that is slowly spreading.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 45****Comments:**

Site looks good

Site looks great with the perimeter slowly filling in with GSR over the past few months.

**Action Required:****Target:**



**Site: 46****Comments:**

Site looks good

Site looks good with no nuisance growth noted. Water is now present within the site since last rainstorm.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 47****Comments:**

Site looks good

Site looks great with no notable issues. Lilies were cut back from the shoreline.

**Action Required:**

Routine maintenance next visit

**Target:****Site: 48****Comments:**

Site looks good

Site looks great besides being low on water. Biofilm sheen that was present within the site is now cleared up.

**Action Required:**

Routine maintenance next visit

**Target:**



**Site:** 49**Comments:**

Site looks good

Site looks great with no notable issues.

**Action Required:**

Routine maintenance next visit

**Target:****Site:** 50**Comments:**

Site looks good

Site looks great with no new growth on both sides of the road.

**Action Required:**

Routine maintenance next visit

**Target:****Management Summary**

This January we have seen an uptick in the amount of algae seen within a section of the neighborhood. The section that was re-paved last must have received a lot of runoff and caused a bloom in a few of the sites. All these blooms were treated on 1/14 during our service and should clear up within the next 14 days after treatment. Site 2 also had a large bloom that was treated on the 14th. This algae bloom has been under control the last few months and the site was looking great. Its hard to assume what caused the bloom but we still believe that the phosphorus reduction treatment that we have been using in the site every treatment is still working to reduce the excess nutrients within. Overall the sites within the community are looking great. Water levels are low but the banks are clear of any nuisance growth and are just about all bare dirt. Native plants within the sites look to have been negatively effected by the cold weather we received recently. These plants will go dormant and tend to bounce back very nice in the spring time.

Also treated were the sumps on either side of Dunham Station just before you get to the round-about when entering the neighborhood. The results look great just leaving some dead debris behind.

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

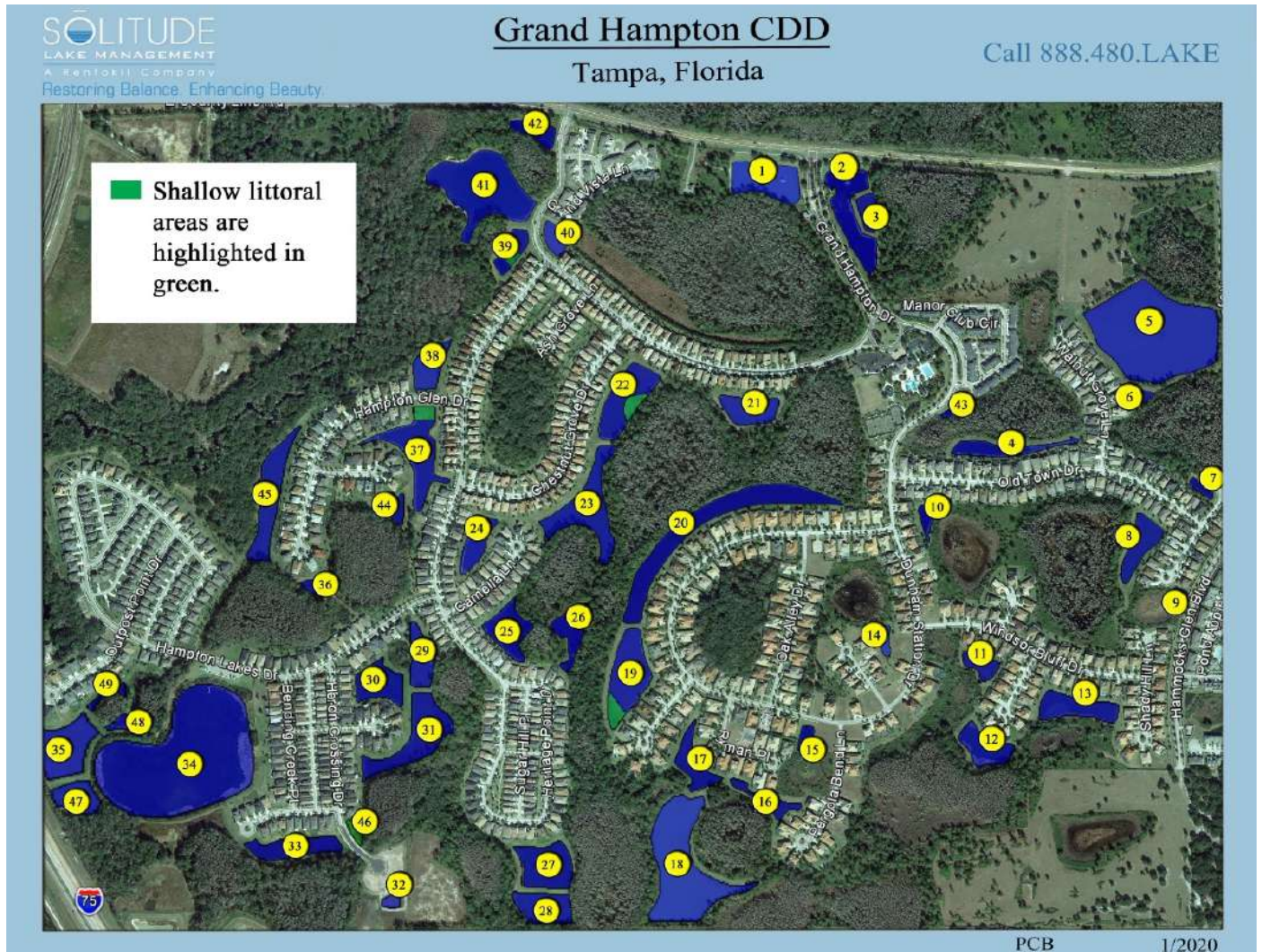
Thanks for choosing Solitude Lake Management!

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		Routine maintenance next visit
5	Site looks good		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	Site looks good		Routine maintenance next visit
11	Site looks good		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	Site looks good	Surface algae	Routine maintenance next visit
17	Site looks good		Routine maintenance next visit
18	Site looks good		Routine maintenance next visit
19	Site looks good		Routine maintenance next visit
20	Site looks good		Routine maintenance next visit
21	Site looks good		Routine maintenance next visit
22	Site looks good		Routine maintenance next visit
23	Site looks good		Routine maintenance next visit

Site	Comments	Target	Action Required
24	Site looks good		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	Site looks good		Routine maintenance next visit
31	Site looks good		Routine maintenance next visit
32	Site looks good		Routine maintenance next visit
33	Site looks good		Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
35	Site looks good		Routine maintenance next visit
36	Site looks good		Routine maintenance next visit
37	Site looks good		Routine maintenance next visit
38	Site looks good		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		
46	Site looks good		Routine maintenance next visit

Site	Comments	Target	Action Required
47	Site looks good		Routine maintenance next visit
48	Site looks good		Routine maintenance next visit
49	Site looks good		Routine maintenance next visit
50	Site looks good		Routine maintenance next visit





## Tab 2



**Grand Hampton  
Weekly Report:**

**1/21/2025 & 1/23/2026**

**Accomplishments**

**1/21/26**

- Picked up an empty can from the pond on Savannah Point Dr
- Picked up five plastic bottles and two plastic bags around the basketball court across from Eagles Landing Way
- Picked up a plastic bag and a bike part from the shore of the Outpost Point Dr ponds
- Picked up two water bottles and four paper towels under the dock in Hampton Lake Dr
- Picked up firework debris around the shore of the entrance ponds

**1/23/26**

- Picked up napkins and juice boxes around Grand Vista Ln ponds
- Picked up a plastic water bottle on the playground across from Eagles Landing Way
- Picked up a plastic cup and two snack bags along the shore of the entrance ponds
- Picked up a plastic bag from the shallow end of the Outpost Point dr ponds
- Picked up fishing lures and a plastic bag from the dock on Hampton Lake dr

**Grand Hampton  
Weekly Report:**

**11/26/2025 & 11/28/2025**

**Accomplishments**

**11/26/25**

- Spotted a plastic bag in the pond on Savannah Point Dr
- Picked up two water bottles around the playground across from Eagles Landing Way
- Picked up fishing lures and candy wrappers in the dock on Hampton Lake Dr

**11/28/25**

- Picked up food wrappers in the clubhouse parking lot
- Picked up two plastic bags on the road in Grand Vista Ln and picked up candy wrappers along the ponds
- Picked up three doggy bags along the walkway behind the playground across from Eagles Landing Way
- Picked up a dog toy and food containers along the shore of the entrance ponds
- Picked up two water bottles around the Hampton Lake Dr parking lot

**Grand Hampton  
Weekly Report:**

**12/10/2025 & 12/12/2025**

**Accomplishments**

**12/10/25**

- Spotted a plastic bag in Savanna Point Dr pond
- Picked up candy wrappers around the playground across from Eagles Landing Way
- Picked up wrappers and cotton swabs around the pavilion on Hampton Lake Dr
- Picked up a plastic bottle and torn plastic around the entrance ponds
- Picked up 3 small bottles around the clubhouse parking lot
- Spotted two plastic bottles in the ponds on Outpost Point Dr

**12/12/25**

- Picked up two candy wrappers around the Savannah Point Dr pond
- Picked up bottles and cans around the clubhouse parking lot
- Spotted plastic along the shore of the Outpost Point Dr ponds
- Picked up a plastic bag and two wrappers around the dock on Hampton Lake Dr

**Grand Hampton  
Weekly Report:**

**12/24/2025 & 12/26/2025**

**Accomplishments**

**12/24/25**

- Picked up five bottles around the parking lot of the clubhouse
- Picked up a plastic bag, food wrapper, and water bottle along the shore of the entrance ponds and spotted moire litter in the water
- Spotted a plastic bottle in the pond on Savannah Point Dr
- Spotted candy wrappers in the water on Hampton Lake Dr

**12/26/25**

- Picked up candy wrappers and a toy along the shoreline of the Savannah Point Dr pond
- Picked up two straws and a food wrapper from the shore of the entrance ponds and spotted a water bottle in the water
- Picked up water bottles around the playground across from Eagles Landing Way
- Picked up tissues in the Hampton Lake Dr parking lot

**Grand Hampton  
Weekly Report:**

**12/31/2025 & 1/2/2026**

**Accomplishments**

**12/31/25**

- Picked up two wrappers and a deflated ball on the playground across from Eagles Landing Way
- Picked up a plastic water bottle by the entrance ponds
- Picked up a plastic ball from the shore of the Outpost Point dr pond
- Picked up glass and two plastic bags from the Hampton Lake dr parking lot

**1/2/26**

- Picked up two plastic bottles from the shore of the entrance ponds
- Picked up two plastic balls from the conservation by the Outpost Point dr ponds
- Picked up firework debris and paper towels around the Hampton Lake dr parking lot

## Tab 3



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 5, 2026 at 3:00pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 1-Mercedes Tutich); Term 11/22-11/26 (Seat 2-Alicia Stremming); Term 11/22 – 11/26 (Seat 3-Andrew Tapp)

## District Manager's Report

February 5

# 2026

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#### FINANCIAL SUMMARY

12/31/2025

General Fund Cash &  
Investment Balance:

\$665,080

Reserve Fund Cash &  
Investment Balance:

\$270,440

Debt Service Fund  
Investment Balance:

\$1,218,452

**Total Cash and Investment  
Balances:**

**\$2,153,972**

**General Fund Expense  
Variance: \$15,944**

**Under  
Budget**



Rizzetta & Company

# **Grand Hampton Community Development District**

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**Financial Statements  
(Unaudited)**

**November 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

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



**Grand Hampton Community Development District**

Balance Sheet

As of 11/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	321,202	0	39,799	361,001	0	0
Investments	186,466	261,419	500,269	948,154	0	0
Accounts Receivable	193,044	8,891	757,707	959,642	0	0
Fixed Assets	0	0	0	0	10,535,006	0
Amount Available in Debt Service	0	0	0	0	0	1,297,775
Amount To Be Provided Debt Service	0	0	0	0	0	5,492,225
<b>Total Assets</b>	<b>700,712</b>	<b>270,310</b>	<b>1,297,775</b>	<b>2,268,797</b>	<b>10,535,006</b>	<b>6,790,000</b>
<b>Liabilities</b>						
Accounts Payable	3,752	0	0	3,752	0	0
Accrued Expenses	1,000	0	0	1,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,790,000
<b>Total Liabilities</b>	<b>4,752</b>	<b>0</b>	<b>0</b>	<b>4,752</b>	<b>0</b>	<b>6,790,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	513,891	261,185	567,305	1,342,381	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	182,069	9,125	730,470	921,664	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>695,960</b>	<b>270,310</b>	<b>1,297,775</b>	<b>2,264,045</b>	<b>10,535,006</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>700,712</b>	<b>270,310</b>	<b>1,297,775</b>	<b>2,268,797</b>	<b>10,535,006</b>	<b>6,790,000</b>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,422	1,422
Special Assessments				
Tax Roll	222,708	222,708	222,706	(2)
<b>Total Revenues</b>	<b>222,708</b>	<b>222,708</b>	<b>224,128</b>	<b>1,420</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	1,667	800	867
<b>Total Legislative</b>	<b>10,000</b>	<b>1,667</b>	<b>800</b>	<b>867</b>
Financial & Administrative				
Accounting Services	17,741	2,957	2,957	0
Administrative Services	5,013	835	835	0
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,600	0	0	0
District Engineer	19,800	3,300	1,219	2,081
District Management	25,174	4,196	4,195	0
Dues, Licenses & Fees	750	750	209	542
Financial & Revenue Collections	5,570	928	928	0
Legal Advertising	3,000	500	55	445
Miscellaneous Fees	500	83	485	(402)
Public Officials Liability Insurance	3,785	3,785	3,922	(137)
Trustees Fees	7,500	5,025	4,529	497
Website Hosting, Maintenance, Backup & E	3,000	595	594	0
<b>Total Financial &amp; Administrative</b>	<b>101,003</b>	<b>28,524</b>	<b>25,498</b>	<b>3,026</b>
Legal Counsel				
District Counsel	14,405	2,401	642	1,759
<b>Total Legal Counsel</b>	<b>14,405</b>	<b>2,401</b>	<b>642</b>	<b>1,759</b>
Stormwater Control				
Aquatic Maintenance	45,024	7,504	7,504	0
Aquatic Plant Replacement	16,182	2,697	0	2,697
Lake/Pond Bank Maintenance & Repair	2,650	441	0	442
Miscellaneous Expense	500	84	0	83
Stormwater System Maintenance	3,000	500	0	500
<b>Total Stormwater Control</b>	<b>67,356</b>	<b>11,226</b>	<b>7,504</b>	<b>3,722</b>
Other Physical Environment				
General Liability Insurance	4,285	4,285	3,566	719
Property Insurance	515	515	363	152
<b>Total Other Physical Environment</b>	<b>4,800</b>	<b>4,800</b>	<b>3,929</b>	<b>871</b>
Parks & Recreation				
Landscape Maintenance	4,000	666	300	367
Management Contract	21,144	3,524	3,386	137
<b>Total Parks &amp; Recreation</b>	<b>25,144</b>	<b>4,190</b>	<b>3,686</b>	<b>504</b>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Total Expenditures	<u>222,708</u>	<u>52,808</u>	<u>42,059</u>	<u>10,749</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>169,900</u>	<u>182,069</u>	<u>12,169</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>513,891</u>	<u>513,892</u>
Total Fund Balance, End of Period	<u>0</u>	<u>169,900</u>	<u>695,960</u>	<u>526,061</u>



**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	234	234
Special Assessments				
Tax Roll	8,891	8,891	8,891	0
Total Revenues	<u>8,891</u>	<u>8,891</u>	<u>9,125</u>	<u>234</u>
Expenditures				
Contingency				
Capital Reserve	8,891	8,891	0	8,891
Total Contingency	<u>8,891</u>	<u>8,891</u>	<u>0</u>	<u>8,891</u>
Total Expenditures	<u>8,891</u>	<u>8,891</u>	<u>0</u>	<u>8,891</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,125</u>	<u>9,125</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>261,185</u>	<u>261,185</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>270,310</u>	<u>270,310</u>

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,937	2,937
Special Assessments				
Tax Roll	636,654	636,654	636,654	0
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>639,591</u>	<u>2,937</u>
Expenditures				
Debt Service				
Interest	201,654	201,654	105,638	96,016
Principal	435,000	435,000	0	435,000
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>105,638</u>	<u>531,016</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>105,638</u>	<u>531,016</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>533,953</u>	<u>533,953</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>436,743</u>	<u>436,743</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>970,696</u>	<u>970,696</u>

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	829	829
Special Assessments				
Tax Roll	232,350	232,350	232,350	0
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>233,179</u>	<u>829</u>
Expenditures				
Debt Service				
Interest	72,350	72,350	36,662	35,688
Principal	160,000	160,000	0	160,000
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>36,662</u>	<u>195,688</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>36,662</u>	<u>195,688</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>196,517</u>	<u>196,517</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>130,562</u>	<u>130,562</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>327,079</u>	<u>327,079</u>



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

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2025</u>
Valley National Bank	Governmental Checking	\$ 186,466
<b>Total General Fund Investments</b>		<b><u>\$ 186,466</u></b>
Valley National Bank	Governmental Checking	\$ 10,918
Hancock Bank Capital Reserve	Money Market Account	250,501
<b>Total Reserve Fund Investments</b>		<b><u>\$ 261,419</u></b>
US Bank Series 2014 Revenue	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	\$ 163,554
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	98
US Bank Series 2016 Revenue	First American Funds Inc SHS -Institutional Government Fund 3763	55,317
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
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 500,269</u></b>

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/R Ledger**  
**From 11/01/2025 to 11/30/2025**

	<b>Fund ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>770, 2699</b>							
	770-001	770 General Fund	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	193,044.36
<b>Sum for 770, 2699</b>							<b>193,044.36</b>
<b>770, 2700</b>							
	770-005	770 Reserve Fund	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	8,891.00
<b>Sum for 770, 2700</b>							<b>8,891.00</b>
<b>770, 2701</b>							
	770-200	770 Debt Service Fund S2014	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	555,114.56
<b>Sum for 770, 2701</b>							<b>555,114.56</b>
<b>770, 2702</b>							
	770-201	770 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	202,591.94
<b>Sum for 770, 2702</b>							<b>202,591.94</b>
<b>Sum for 770</b>							<b>959,641.86</b>
<b>Sum Total</b>							<b>959,641.86</b>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**  
**Summary A/P Ledger**  
**From 11/01/2025 to 11/30/2025**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>770, 2699</b>						
	770 General Fund	11/01/2025	Solitude Lake Management, LLC	PSI215602	Lake & Pond Management Services 11/25	3,752.00
<b>Sum for 770, 2699</b>						<b>3,752.00</b>
<b>Sum for 770</b>						<b>3,752.00</b>
<b>Sum Total</b>						<b>3,752.00</b>



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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

## Tab 4



# Quarterly Compliance Audit Report

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## Grand Hampton

**Date:** December 2025 - 4th 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	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> 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**

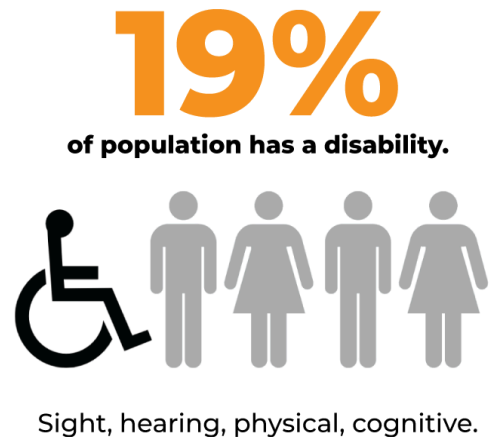
## Compliance Criteria

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](http://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 5



















## Tab 6

**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, December 4, 2025, at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

**Present and constituting a quorum:**

Mercedes Tutich	<b>Board Supervisor, Chairman</b>
Shawn Cartwright	<b>Board Supervisor, Vice-Chairman</b>
Joe Farrell	<b>Board Supervisor, Assistant Secretary</b>
Alicia Stremming	<b>Board Supervisor, Assistant Secretary</b>

**Also present were:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Vivek Babbar	<b>District Counsel, Straley Robin Vericker <i>(via phone)</i></b>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Kyle Wilson	<b>Account Manager, Solitude</b>

Audience	<b>None</b>
----------	-------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Adams opened the regular CDD meeting in person at 3:04 p.m.  
A quorum was 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**

Residents asked questions regarding easement agreements.

**FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Engineer**

Resident Kopczynski spoke about the encroachment letter and requested an exception.  
The Board stated that the items must be removed; however, the plants may remain.

**1. Update on Pond 17 and Pond 24**

The Board requested three-foot cutbacks and a proposal from the HOA landscaping contractor.

**B. District Counsel**

There were no items to report.

**C. Aquatics Report**

**1. Review of Waterway Inspection Report**

Mr. Wilson reviewed his report.

**D. Presentation of Maintenance Report**

No issues about the report.

**E. District Manager**

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

Mr. Adams reviewed his report and financial statements with the Board.

There is no meeting scheduled for January 2026.

**2. Consideration of 3rd Quarterly Website Audit**

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

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Audit Engagement Letter**

The Board reviewed the audit letter.

**B. Discussion of Encroachment**

Mr. Adams discussed under the District Engineer section.

**SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of Board of Supervisors' Audit Committee Meeting held on October 2, 2025**

On a motion from Mr. Farrell, seconded by Ms. Stremming, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on August 7, 2025, as presented, for the Grand Hampton Community Development District.
--

**B. Consideration of Minutes of Board of Supervisors' Regular Meeting held on October 2, 2025**



On a motion from Mr. Farrell, seconded by Ms. Stremming, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on August 7, 2025, as presented, for the Grand Hampton Community Development District.

**B. Consideration of Operation & Maintenance Expenditures for  
September and October 2025**

On a motion from Mr. Cartwright, seconded by Ms. Farrell, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for September 2025 (\$14,501.81), and October 2025 (\$14,501.81) for the Grand Hampton Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Supervisor Tutich requested Mr. Babbar to read the easement letter.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Stremming, seconded by Mr. Cartwright, with all in favor, the Board of Supervisors adjourned the meeting at 3:34 p.m., for the Grand Hampton Community Development District.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 7**

# GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures November 2025 For Board Approval**

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

The total items being presented: **\$9,454.40**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Grand Hampton Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
City of Tampa	100441	110125-0329060010	Stormwater Fees FY25/26	\$ 33.62
Hairy Tree Care	100438	181	Tree Removal 10/25	\$ 300.00
Rizzetta & Company, Inc.	100436	INV0000104428	Personnel Reimbursement 10/25	\$ 507.58
Rizzetta & Company, Inc.	100437	INV0000104554	District Management Fees 11/25	\$ 5,048.00
Rizzetta & Company, Inc.	100440	INV0000104589	Personnel Reimbursement, Amenity Management & Oversight 11/25	\$ 1,159.25
Rizzetta & Company, Inc.	100443	INV0000104783	Auto Mileage & Travel 10/25	\$ 55.30
Rizzetta & Company, Inc.	100447	INV0000105082	Personnel Reimbursement 11/25	\$ 492.58
Schappacher Engineering, LLC	100442	2950	Engineering Services 10/25	\$ 577.50
School Now	100439	INV-SN-1093	CDD Website Hosting Quarterly Services 10/25	\$ 384.38



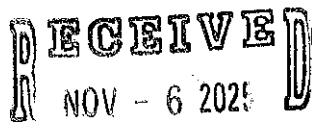
## Grand Hampton Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100448	27503	Legal Services 10/25	\$ 841.50
The Observer Group, Inc.	100446	25-03344H	Legal Advertising 10/25	<u>\$ 54.69</u>
<b>Report Total</b>				<b><u>\$ 9,454.40</u></b>

City of Tampa  
Government Stormwater Fee  
306 E. Jackson Street, 6<sup>th</sup> Floor North  
Tampa, FL 33602



BY: .....

CITY OF TAMPA, FLORIDA

BILL DATE: November 1, 2025

**Fiscal Year 2025-26 Stormwater Fee**

GRAND HAMPTON CDD  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614-8390

Tax Parcel ID#: A-03-27-19-ZZZ-000001-12130.4  
Folio#: 0329060010  
Location: O E COUNTY LINE RD  
Bill No.: S-8

**\*\*\* THIS IS A BILL\*\*\***

Pursuant to City Code Chapter 21, Article IV, the City of Tampa has imposed an annual fee for stormwater services for the fiscal year October 1, 2025 – September 30, 2026, on the parcel or parcels listed above. The purpose of this fee is to fund stormwater services benefiting property located within the City. The fee is based on the amount of impervious area on the parcel(s), expressed in Equivalent Square Footage of Impervious Area, or Equivalent Stormwater Unit (ESU), each of which is equivalent to 3,310 square feet of impervious area.

**The total amount due for the above parcel(s) is \$33.62 based on 0.41 ESUs.**

The Fiscal Year 2025-26 Stormwater Fee is due and payable on or before March 31, 2026. Payments will be considered delinquent 30 days after the due date. Failure to pay the fee could result in initiation of proceedings to compel payment by all means authorized by law.

A mitigation credit may be available for the property as described in Section 21-123 of the City Code. The City of Tampa's Mitigation Policy and Mitigation Applications can be found on our website: <https://www.tampagov.net/tss-stormwater/programs/assessment/mitigation>. If you believe the property should receive a mitigation credit, you must contact the City prior to February 15, 2026.

If you have any questions regarding the Stormwater Fee or would like to request the Mitigation Policy or application, please contact the Stormwater Division at (813) 274-3101.

**Please return the portion below with your payment.**

**FISCAL YEAR 2025-26 STORMWATER FEE**

REMIT TO: City of Tampa  
Government Stormwater Fee  
306 E. Jackson Street, 7E  
Tampa, Florida 33602

Owner: GRAND HAMPTON CDD  
Folio #: 0329060010  
Tax Parcel ID: A-03-27-19-ZZZ-000001-12130.4  
Bill No.: S-8

Payment Amount: \_\_\_\_\_

**\*\* Please indicate "Stormwater Fee and your Folio # on your check \*\***





## Invoice

### Hairy Tree Care

9323 Hunters Park Way

Tampa FL 33647

321-655-9832

John@findhairy.com

#### BILL TO

Grand Hampton CDD  
3434 Colwell Ave, Ste 200  
Tampa FL 33614  
cddinvoice@rizzetta.com  
Contact: Darryl Adams

#### Invoice #

181

#### Date

14 Oct 2025

Item	Quantity	Price	Amount
<b>Grand Hampton CDD Hazardous Tree Removal</b>	1	\$300.00	\$300.00

#### Location:

Grand Hampton CDD  
20002 Lomond Ln, Tampa, 33647

Safely take down dead failed tree lodged in neighboring Laurel oak within  
conservation area  
All debris to be dispersed in preserve area.

Subtotal \$300.00

Total \$300.00

VISA

MARCA

AMERICAN  
EXPRESS

PAY ONLINE NOW

Amount due

\$300.00

RECEIVED  
10-14-2025







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

# Invoice

Date	Invoice #
10/24/2025	INV0000104428

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00024

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$507.58	\$507.58
<div>RECEIVED</div> <div>10-27-2025</div>	Subtotal		\$507.58
	Total		\$507.58

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

Invoice

Date	Invoice #
11/2/2025	INV0000104554

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,478.42	\$1,478.42
Administrative Services	1.00	\$417.75	\$417.75
Financial & Revenue Collections	1.00	\$464.17	\$464.17
Management Services	1.00	\$2,097.83	\$2,097.83
Website Compliance & Management	1.00	\$105.00	\$105.00
Mass Mailing - 10-2025	1.00	\$484.83	\$484.83
		Subtotal	\$5,048.00
		Total	\$5,048.00

RECEIVED  
10-30-2025



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

# Invoice

Date	Invoice #
11/7/2025	INV0000104589

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00024

[illegible]



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

# Invoice

Date	Invoice #
11/1/2025	INV0000104783

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00024

[illegible]



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

Invoice

Date	Invoice #
11/21/2025	INV0000105082

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$492.58	\$492.58
		Subtotal	\$492.58
		Total	\$492.58



Schappacher Engineering LLC

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

Invoice

Date	Invoice #
11/5/2025	2950

Bill To
Grand Hampton CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
10/2/2025	Prep work for CDD meeting, review agenda items and print pertinent documents. Site review and attend CDD meeting.	3.5	165.00	577.50
Due upon request. Please make checks payable to Schappacher Engineering		Total		\$577.50





# INVOICE

Grand Hampton CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa FL 33625  
United States

Invoice # INV-SN-1093  
Invoice Date: 10/22/2025  
Due Date: 11/21/2025  
PO#:

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

RECEIVED  
10-23-2025

[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

P.O. Box 32414

Charlotte, NC 28232

November 20, 2025

Client: 001015

Matter: 000001

Invoice #: 27503

Page: 1

RE: General Matters

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
10/2/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS; REVIEW AND REVISE COVER LETTER FOR ENCROACHMENT POLICY AND FORM AGREEMENT; REVIEW SAID POLICY AND AGREEMENTS; DRAFT NEWSPAPER NOTICE RE: SAME; REVIEW AND REPLY TO EMAILS RE: SAME.	1.9	\$579.50
10/31/2025	AM	DRAFT GENERAL ELECTION RESOLUTION.	0.8	\$140.00
Total Professional Services			3.1	\$841.50



November 20, 2025  
Client: 001015  
Matter: 000001  
Invoice #: 27503

Page: 2

---

Total Services	\$841.50	
Total Disbursements	\$0.00	
Total Current Charges		\$841.50
Previous Balance		\$370.50
Less Payments		(\$370.50)
<b>PAY THIS AMOUNT</b>		<b>\$841.50</b>

***Please Include Invoice Number on all Correspondence***



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-03344H

Date 10/31/2025

**Attn:**  
Grand Hampton CDD - Rizzetta  
3434 COLWELL AVENUE, SUITE 100  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-03344H

\$54.69

### Notice of Encroachment Policy for Property and Easements

**RE:** Grand Hampton CDD Board of Supervisors Adopted Encroachment Policy

**Published:** 10/31/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$54.69**

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
10-30-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### Notice of Encroachment Policy for Property and Easements of the Grand Hampton Community Development District

The Board of Supervisors of the Grand Hampton Community Development District (the "CDD") adopted an Encroachment Policy for its property and easements at its public meeting on Thursday May 1, 2025 at the Grand Hampton Clubhouse, 8301 Dunham Station Drive, Tampa, FL 33647 United States. A copy of the full policy is available on the CDD's website at <https://www.grandhamptoncdd.org/>.

No encroachment on CDD property is permitted. To ensure that there is no hinderance of maintenance or access to CDD property, generally no encroachments on CDD easements is permitted. This includes, but is not limited to, fences, HVAC equipment, pool equipment, trees, and plant material. This no encroachment policy is absolute for CDD easements that are the sole access point to the CDD's stormwater ponds. However, in other situations the Board understands that there may be unique circumstances that may warrant the consideration of a request for an encroachment upon a CDD easement. If such a situation exists, the homeowner should email the District Manager their proposal (the same document submitted to the HOA would be acceptable), along with a copy of their survey showing the proposed encroachment, along with an explanation of the unique circumstances, and then coordinate on attending the next Board meeting to discuss it with the Board. Since there are only a limited number of access points to individual ponds, such requests will be considered on a first-come, first-served basis, and later requests may be denied due to a lack of adequate access (among other reasons).

Darryl Adams  
District Manager  
October 31, 2025 25-03344H

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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## Tab 8



# 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](http://www.grandhamptoncdd.org)

## **Operation and Maintenance Expenditures December 2025 For Board Approval**

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

The total items being presented: **\$15,028.24**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Grand Hampton Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100454	ASTremming120425-770	Board of Supervisors Meeting 12/04/25	\$ 200.00
Joseph Farrell	100455	JFarrell120425-770	Board of Supervisors Meeting 12/04/25	\$ 200.00
Mercedes Tutich	100456	MTutich120425-770	Board of Supervisors Meeting 12/04/25	\$ 200.00
Rizzetta & Company, Inc.	100451	INV0000105369	Accounting Services 12/25	\$ 4,748.28
Rizzetta & Company, Inc.	100450	INV0000105397	Personnel Reimbursement, Amenity Management & Oversight 12/25	\$ 1,166.68
Rizzetta & Company, Inc.	100461	INV0000105466	Auto Mileage & Travel 11/25	\$ 38.50
Rizzetta & Company, Inc.	100463	INV0000105851	Personnel Reimbursement 12/25	\$ 492.58
Schappacher Engineering, LLC	100462	2977	Engineering Services 11/25	\$ 278.20
Shawn Cartwright	100457	SCartwright120425-770	Board of Supervisors Meeting 12/04/25	\$ 200.00
Solitude Lake Management, LLC	100449	PSI215602	Lake & Pond Management Services 11/25	\$ 3,752.00
Solitude Lake Management, LLC	100464	PSI222504	Lake & Pond Management Services 12/25	<u>\$ 3,752.00</u>
<b>Report Total</b>				<u><b>\$ 15,028.24</b></u>



**Grand Hampton CDD**  
**Meeting Date: December 4, 2025**

**SUPERVISOR PAY REQUEST**

<b>Name of Board Supervisor</b>	<b>Check if paid</b>
Mercedes Tutich	Yes
Shawn Cartwright	Yes
Joe Farrell	Yes
Alicia Stremming	Yes
Andrew Tapp	No
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	3:04 pm
Meeting End Time:	3:54 pm
Total Meeting Time:	50 min

Time Over (3) Hours:	
----------------------	--

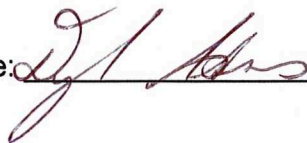
Total at \$400 per Hour:	
--------------------------	--

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature: \_\_\_\_\_





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

# Invoice

Date	Invoice #
12/2/2025	INV0000105369

**Bill To:**

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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00770

[illegible]



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

# Invoice

Date	Invoice #
12/5/2025	INV0000105397

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00024

[illegible]



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

# Invoice

Date	Invoice #
12/1/2025	INV0000105466

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00024

[illegible]



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

# Invoice

Date	Invoice #
12/19/2025	INV0000105851

**Bill To:**

Grand Hampton CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00024

[illegible]



Schappacher Engineering LLC

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

Invoice

Date	Invoice #
12/10/2025	2977

Bill To
Grand Hampton CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
11/28/2025	Jeffcoat prints and copies	1	278.20	278.20
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		\$278.20





**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI215602  
Invoice Date: 11/1/2025

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

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

Ship Via  
Ship Date 11/1/2025  
Due Date 12/1/2025  
Terms Net 30

Customer ID 5472  
P.O. Number  
P.O. Date 11/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,752.00	3,752.00
November Billing					
11/1/2025 - 11/30/2025					
Grand Hampton Cdd-Lake-ALL					

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

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





**Please Remit Payment to:**

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

**INVOICE**

Page: 1

Invoice Number: PSI222504  
Invoice Date: 12/1/2025

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

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

Ship Via  
Ship Date 12/1/2025  
Due Date 12/31/2025  
Terms Net 30

Customer ID 5472  
P.O. Number  
P.O. Date 12/1/2025  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 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

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