



Rizzetta & Company

# **Grand Hampton Community Development District**

---

**Board of Supervisors'  
Regular Meeting  
May 7, 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 Shawn Cartwright Joe Farrell Alicia Stremming Andrew Tapp	Chairman Vice Chairman Assistant Secretary Assistant Secretary 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.

April 30, 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, May 7, 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. BUSINESS ITEMS**
  - A. Presentation of Fiscal Year 2026-2027 Proposed Budget ..... Tab 1
    1. Consideration of Resolution 2026-02; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing ..... Tab 2
  - B. Discussion of Supervisor Joe Farrell's Resignation
  - C. Consideration of Resolution 2026:01; General Election ..... Tab 3
  - D. Discussion of Reports of Residents Removing Conservation Areas Abutting Pond #31 ..... Tab 4
- 5. 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 5
  - D. Presentation of Maintenance Report ..... Tab 6
  - E. District Manager
    1. Presentation of District Manager Report and Monthly Financial Statement ..... Tab 7
    2. Presentation of 4<sup>th</sup> and 1<sup>st</sup> Quarter Website Audits ..... Tab 8
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 5, 2026 ..... Tab 9
  - B. Consideration of Operation & Maintenance Expenditures for January 2026, February 2026 and March 2026 ..... Tab 10
- 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



<b>Proposed Budget</b> <b>Grand Hampton Community Development District</b> General Fund Fiscal Year 2026/2027						
Chart of Accounts Classification	Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
39 Administrative Subtotal	\$ 53,519	\$ 90,542	\$ 125,408	\$ 34,866	\$ 129,618	\$ 4,210
40						
41 EXPENDITURES - FIELD OPERATIONS						
42						
43 Stormwater Control						
44 Aquatic Maintenance	\$ 22,512	\$ 45,024	\$ 45,024	\$ -	\$ 45,024	\$ -
45 Aquatic Plant Replacement	\$ -	\$ -	\$ 16,182	\$ 16,182	\$ 8,739	\$ (7,443)
46 Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,650	\$ 2,650	\$ 3,100	\$ 450
47 Miscellaneous Expense	\$ -	\$ -	\$ 500	\$ 500	\$ 760	\$ 260
48 Stormwater System Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 4,300	\$ 1,300
49 Other Physical Environment						
50 General Liability Insurance	\$ 3,566	\$ 3,566	\$ 4,285	\$ 719	\$ 3,923	\$ (362)
51 Property Insurance	\$ 363	\$ 363	\$ 515	\$ 152	\$ 345	\$ (170)
52 Parks & Recreation						
53 Landscape Maintenance	\$ 300	\$ 600	\$ 4,000	\$ 3,400	\$ 4,000	\$ -
54 Management Contract	\$ 10,340	\$ 20,680	\$ 21,144	\$ 464	\$ 22,899	\$ 1,755
55						
56 Field Operations Subtotal	\$ 37,081	\$ 70,233	\$ 97,300	\$ 27,067	\$ 93,090	\$ (4,210)
57						
58 TOTAL EXPENDITURES	\$ 90,600	\$ 160,775	\$ 222,708	\$ 61,933	\$ 222,708	\$ -
59						
60 EXCESS OF REVENUES OVER EXPENDITURES	\$ 136,851	\$ 71,226	\$ -	\$ 71,226	\$ -	\$ -
61						

Prior Actuals		Comments
Actual FY 24/25	Actual FY 23/24	
\$ 90,438.00	\$ 109,155.00	
\$ 48,890.00	\$ 44,261.00	Per contract and additional services.
\$ -	\$ -	
\$ 3,180.00	\$ 6,030.00	The average of the last two years plus the trend is \$3,070.
\$ 1,942.00	\$ 333.00	The average of the last two years plus the trend is \$758.
\$ 9,875.00	\$ 2,960.00	The average of the last two years plus the trend is \$4,278.
\$ 3,364.00	\$ 3,144.00	EGIS projected numbers.
\$ 477.00	\$ 477.00	EGIS projected numbers.
\$ 1,600.00	\$ 350.00	
\$ 18,485.00	\$ 11,317.00	Based on an increase in inflation to include the cost of living.
\$ 87,813	\$ 68,872	
\$ 178,251	\$ 178,027	
\$ 47,342	\$ 45,363	



**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT**

**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2014	Series 2016	Budget for 2026/2027
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$636,654.00	\$232,350.18	\$869,004.18
<b>TOTAL REVENUES</b>	<b>\$636,654.00</b>	<b>\$232,350.18</b>	<b>\$869,004.18</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Debt Service Obligation	\$636,654.00	\$232,350.18	\$869,004.18
<b>Administrative Subtotal</b>	<b>\$636,654.00</b>	<b>\$232,350.18</b>	<b>\$869,004.18</b>
<b>TOTAL EXPENDITURES</b>	<b>\$636,654.00</b>	<b>\$232,350.18</b>	<b>\$869,004.18</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

**GROSS ASSESSMENTS**

**\$924,262.34**

**Notes:**

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

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2026/2027 O&amp;M Budget:</b>		\$231,599.00	<b>2025/2026 O&amp;M Budget:</b>	\$231,599.00
<b>Hillsborough County Collection Cost:</b>	2%	\$4,927.64	<b>2026/2027 O&amp;M Budget:</b>	\$231,599.00
<b>Early Payment Discount:</b>	4%	\$9,855.28		
<b>2026/2027 Total:</b>		<b>\$246,381.91</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>Townhouse</b>	Series 2014 Debt Service	\$528.07	\$528.07	\$0.00	0.00%
	Operations/Maintenance	\$140.02	\$140.02	\$0.00	0.00%
	<b>Total</b>	<b>\$668.09</b>	<b>\$668.09</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Neo-Traditional (Phases 1-3)</b>	Series 2014 Debt Service	\$565.79	\$565.79	\$0.00	0.00%
	Operations/Maintenance	\$150.03	\$150.03	\$0.00	0.00%
	<b>Total</b>	<b>\$715.82</b>	<b>\$715.82</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 50' (Phases 1-3)</b>	Series 2014 Debt Service	\$754.39	\$754.39	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	<b>Total</b>	<b>\$954.42</b>	<b>\$954.42</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 52' (Phases 1-3)</b>	Series 2014 Debt Service	\$754.39	\$754.39	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	<b>Total</b>	<b>\$954.42</b>	<b>\$954.42</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 60' (Phases 1-3)</b>	Series 2014 Debt Service	\$905.27	\$905.27	\$0.00	0.00%
	Operations/Maintenance	\$240.04	\$240.04	\$0.00	0.00%
	<b>Total</b>	<b>\$1,145.31</b>	<b>\$1,145.31</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 75' (Phases 1-3)</b>	Series 2014 Debt Service	\$1,131.59	\$1,131.59	\$0.00	0.00%
	Operations/Maintenance	\$300.05	\$300.05	\$0.00	0.00%
	<b>Total</b>	<b>\$1,431.64</b>	<b>\$1,431.64</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 85' (Phases 1-3)</b>	Series 2014 Debt Service	\$1,282.46	\$1,282.46	\$0.00	0.00%
	Operations/Maintenance	\$340.06	\$340.06	\$0.00	0.00%
	<b>Total</b>	<b>\$1,622.52</b>	<b>\$1,622.52</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Neo-Traditional (Phases 4-6)</b>	Series 2016 Debt Service	\$564.77	\$564.77	\$0.00	0.00%
	Operations/Maintenance	\$150.03	\$150.03	\$0.00	0.00%
	<b>Total</b>	<b>\$714.80</b>	<b>\$714.80</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 50' (Phases 4-6)</b>	Series 2016 Debt Service	\$752.74	\$752.74	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	<b>Total</b>	<b>\$952.77</b>	<b>\$952.77</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 52' (Phases 4-6)</b>	Series 2016 Debt Service	\$752.74	\$752.74	\$0.00	0.00%
	Operations/Maintenance	\$200.03	\$200.03	\$0.00	0.00%
	<b>Total</b>	<b>\$952.77</b>	<b>\$952.77</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 60' (Phases 4-6)</b>	Series 2016 Debt Service	\$903.97	\$903.97	\$0.00	0.00%
	Operations/Maintenance	\$240.04	\$240.04	\$0.00	0.00%
	<b>Total</b>	<b>\$1,144.01</b>	<b>\$1,144.01</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family 70' (Phases 4-6)</b>	Series 2016 Debt Service	\$1,129.53	\$1,129.53	\$0.00	0.00%
	Operations/Maintenance	\$300.05	\$300.05	\$0.00	0.00%
	<b>Total</b>	<b>\$1,429.58</b>	<b>\$1,429.58</b>	<b>\$0.00</b>	<b>0.00%</b>

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

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

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

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

(\$14,782.91)

**Net Revenue to be Collected:**

**\$231,599.00**

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

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

<sup>(3)</sup> Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## **Tab 2**

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Grand Hampton Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 6, 2026, at 3:00 p.m. at Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Tampa at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 7, 2026.**

Attested By:

**Grand Hampton  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

## **Tab 3**

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the Grand Hampton Community Development District (the "**District**") is a local unit of special-purpose government situated in Hillsborough County, Florida (the "**County**");

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

- Seat No. 1, Currently held by Mercedes Tutich
- Seat No. 2, Currently held by Alicia Stremming
- Seat No. 3, Currently held by Andrew Tapp

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.

- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on April 2, 2026.**

**Attest:**

**Grand Hampton  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chairperson /  Vice Chairperson

# Tab 4









# Tab 5

# SOLITUDE

LAKE MANAGEMENT



## Grand Hampton CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2026-04-15

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

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

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16-18	8
PONDS 19-21	9
PONDS 22-24	10
PONDS 25-27	11
PONDS 28-30	12
PONDS 31-33	13
PONDS 34-36	14
PONDS 37-39	15
PONDS 40-42	16
PONDS 43-45	17
PONDS 46-48	18
PONDS 49-50	19
<b>MANAGEMENT/COMMENTS SUMMARY</b>	19-22
<b>SITE MAP</b>	23

Site: 1

**Comments:**

Site looks good  
No notable concerns for this site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 2

**Comments:**

Site looks good  
Site looks good and no longer has algae as the last treatment was successful.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 3

**Comments:**

Site looks good  
Site looks great. Beneficials are starting to pop up again. Water level is still a bit low.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 4

**Comments:**

Normal growth observed  
Site is looking well. Minor shoreline weeds present.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 5

**Comments:**

Site looks good  
Site looks awesome. Open water looks great.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 6

**Comments:**

Normal growth observed  
Site has low water levels.  
Shoreline weeds present.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 7

**Comments:**

Normal growth observed  
Site is completely dry. Flow structure is free of debris. Grass growth within site present.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 8

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 9

**Comments:**

Site looks good  
Site looks good though it is still completely dry. No nuisance vegetation.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 10

**Comments:**

Normal growth observed  
Minor shoreline weeds present.  
Water levels are low. Flow structure has some washout on the sides.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 11

**Comments:**

Normal growth observed  
Site is algae free. Shoreline weeds present.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 12

**Comments:**

Site looks good  
GSR along the perimeter is coming back nicely. Site is looking good.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 13

**Comments:**

Site looks good

Site looks great with a large population of healthy GSR and other native plants within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 14

**Comments:**

Site looks good

Site is completely dry.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 15

**Comments:**

Site looks good

Site looks great with no nuisance growth noted within.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



## Site: 16

### Comments:

Site looks good

Site typically has algae and is currently algae free.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## Site: 17

### Comments:

Site looks good

Site looks good. No nuisance growth noted within the site. Water level is very low.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



## 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:

Species non-specific



Site: 19

Comments:

Site looks good

Site looks great and is free and clear of any nuisance growth. Erosion noticed on homeowners shoreline seen in right photo.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 20

Comments:

Site looks good

Sites in great shape. Nuisance growth is under control. Water level is very low.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 21

Comments:

Normal growth observed

Algae noted within this site. This has been treated.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 22

**Comments:**

Normal growth observed

Shoreline weeds along the pond bank.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 23

**Comments:**

Site looks good

This site looks great with a small group of spatterdock.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 24

**Comments:**

Normal growth observed

GSR is coming in. Site looks good. Shoreline weeds along pond.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 25

Comments:

Normal growth observed

Site looks good. Shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



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:

Species non-specific



Site: 27

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 28

Comments:

Normal growth observed

Beneficials are looking nice. Site is doing well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 29

Comments:

Site looks good

Site looks great. Spatter dock throughout site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 30

Comments:

Site looks good

Site looks great with no noted nuisance growth. Native vegetation is coming in nicely.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 31

**Comments:**

Site looks good

Water level is still low. No nuisance growth noted within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 32

**Comments:**

Site looks good

Site looks great with no noted issues. GSR is full within the site and present along the shoreline, as well as spatterdock.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 33

**Comments:**

Normal growth observed

Shoreline weeds present.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 34

**Comments:**

Site looks good

Site looks great with no notable issues. Open water looks great.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 35

**Comments:**

Normal growth observed

Site has some submersed aquatic vegetation.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



Site: 36

**Comments:**

Site looks good

Site is algae free and looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 37

**Comments:**

Normal growth observed

Shoreline weeds present. Most GSR is still dormant but new beneficials are coming in.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 38

**Comments:**

Site looks good

Site is no longer being choked out by the growth. GSR is coming in and banks are clear of nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 39

**Comments:**

Site looks good

Site looks great with no nuisance growth noted. Water levels are low. Flow structure seems to be getting washed out on the sides.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 40

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 41

**Comments:**

Site looks good  
Site is in good condition. GSR along perimeter is still dormant due to the cold.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 42

**Comments:**

Site looks good  
Site looks great all around. No Nuisance growth noted within the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 43

**Comments:**

Normal growth observed

Site has some minor algae that got treated. Structure is clear of any debris.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae



Site: 44

**Comments:**

Normal growth observed

Site looks good. Minor torpedo grass growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



Site: 45

**Comments:**

Site looks good

Site looks great with little to no trash present. Shoreline banks are clear.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 46

Comments:

Normal growth observed

Growth within site. Water is absent again due to the lack of rain.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 47

Comments:

Site looks good

Site looks great with no notable issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 48

Comments:

Site looks good

Site looks great and is low on water.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 49

**Comments:**

Normal growth observed

Minor Submersed vegetation present.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: 50

**Comments:**

Site looks good

Site looks great with no new growth on both sides of the road. Lots of trash was picked up in this site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

This month of April we still are noticing an increase in submersed vegetation due to the warmer weather and very low water levels. The GSR and beneficials are looking very nice within sites. We continue to stay on top of the sites and control any new growth and shoreline weeds right away. Results from treatments may take up to 14 days. Overall most sites are in great condition and some have gone completely dry due to lack of rain.

We are hoping we get some rain soon to see these ponds start to fill back up, and our goal is to stay on top of any submersed/shoreline growth.

Very little algae within sites but more shoreline growth due to the exposed banks. Sites #35 and #49 had some submersed aquatic vegetation present.

If there are any questions or concerns, please don't hesitate to reach out. Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
7	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit
13	Site looks good	Species non-specific	Routine maintenance next visit
14	Site looks good	Species non-specific	Routine maintenance next visit
15	Site looks good	Species non-specific	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Site looks good	Species non-specific	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
19	Site looks good	Species non-specific	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
21	Normal growth observed	Sub-surface algae	Routine maintenance next visit
22	Normal growth observed	Shoreline weeds	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
24	Normal growth observed	Shoreline weeds	Routine maintenance next visit
25	Normal growth observed	Shoreline weeds	Routine maintenance next visit
26	Site looks good	Species non-specific	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Normal growth observed	Species non-specific	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
31	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Normal growth observed	Shoreline weeds	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Normal growth observed	Submersed vegetation	Routine maintenance next visit
36	Site looks good	Species non-specific	Routine maintenance next visit
37	Normal growth observed	Species non-specific	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit
39	Site looks good	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Site looks good	Species non-specific	Routine maintenance next visit
43	Normal growth observed	Sub-surface algae	Routine maintenance next visit
44	Normal growth observed	Torpedograss	Routine maintenance next visit
45	Site looks good	Species non-specific	Routine maintenance next visit
46	Normal growth observed	Shoreline weeds	Routine maintenance next visit

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
47	Site looks good	Species non-specific	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Normal growth observed	Submersed vegetation	Routine maintenance next visit
50	Site looks good	Species non-specific	Routine maintenance next visit



# SOLITUDE

LAKE MANAGEMENT



## Grand Hampton CDD Waterway Inspection Report

---

**Reason for Inspection:**

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

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

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

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16-18	8
PONDS 19-21	9
PONDS 22-24	10
PONDS 25-27	11
PONDS 28-30	12
PONDS 31-33	13
PONDS 34-36	14
PONDS 37-39	15
PONDS 40-42	16
PONDS 43-45	17
PONDS 46-48	18
PONDS 49,50	19
<b>MANAGEMENT/COMMENTS SUMMARY</b>	19-22
<b>SITE MAP</b>	23

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.

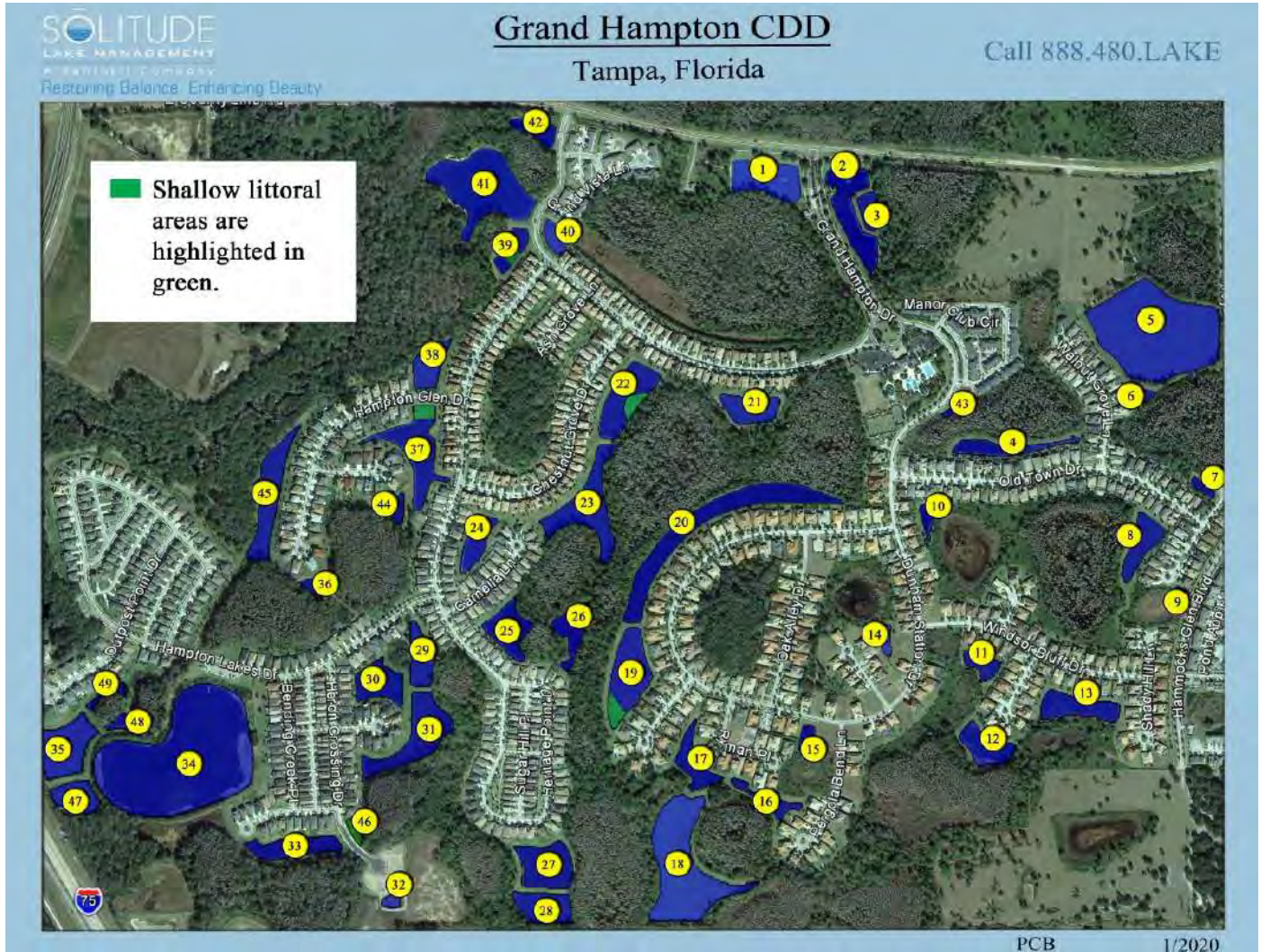
As always please don't hesitate to reach out with any questions or concerns.

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

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
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



# SOLITUDE

LAKE MANAGEMENT



## Grand Hampton CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2026-03-11

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

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

**TABLE OF CONTENTS**

---

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS 16-18	8
PONDS 19-21	9
PONDS 22-24	10
PONDS 25-27	11
PONDS 28-30	12
PONDS 31-33	13
PONDS 34-36	14
PONDS 37-39	15
PONDS 40-42	16
PONDS 43-45	17
PONDS 46-48	18
PONDS 49,50	19
<b>MANAGEMENT/COMMENTS SUMMARY</b>	19-22
<b>SITE MAP</b>	23

Site: 1

**Comments:**

Site looks good  
No notable concerns for this site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 2

**Comments:**

Treatment in progress  
Site had a minor algae bloom.  
This will be treated and monitored.



**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae

Site: 3

**Comments:**

Site looks good  
Site looks great. Beneficials are starting to pop up again. Water level is still a bit low.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 4

**Comments:**

Site looks good  
Site is overall in great shape with no nuisance vegetation.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 5

**Comments:**

Site looks good  
Site looks great. Open water looks nice.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 6

**Comments:**

Normal growth observed  
Site has low water levels. New GSR coming in and only minor shoreline weeds.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

Site: 7

**Comments:**

Site looks good  
Site is completely dry. Flow structure is free of debris.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 8

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 9

**Comments:**

Site looks good  
Site looks good though it is still completely dry.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 10

**Comments:**

Site looks good

Site looks great with no nuisance growth noted within the site. Water levels are low.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 11

**Comments:**

Treatment in progress

Site is experiencing an algae bloom and shoreline weeds. This has been treated and will be monitored.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 12

**Comments:**

Treatment in progress

GSR along the perimeter is coming back nicely after the cold. Site has minor algae and has been treated.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 13

**Comments:**

Site looks good

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

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 14

**Comments:**

Site looks good

Site is completely dry.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 15

**Comments:**

Site looks good

Site looks great with no nuisance growth noted within.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 16

Comments:

Treatment in progress

Site typically has algae and is currently experiencing an algae bloom and minor submersed weeds. Sites been treated and will be monitored.

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. Water level is low.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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:

Species non-specific



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:**

Species non-specific



Site: 20

**Comments:**

Site looks good

Sites in great shape. Nuisance growth is under control. Water level is very low.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 21

**Comments:**

Treatment in progress

Algae noted within this site. This has been treated 3/11.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae



Site: 22

**Comments:**

Normal growth observed

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:**

Shoreline weeds



Site: 23

**Comments:**

Normal growth observed

This site has minor shoreline weeds present.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



Site: 24

**Comments:**

Treatment in progress

Minor algae in site. New GSR is coming in.

**Action Required:**

Routine maintenance next visit

**Target:**

Surface algae



Site: 25

Comments:

Normal growth observed

Site looks good. Shoreline of GSR is filling in slowly. Small amount of torpedo grass.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



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:

Species non-specific



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:

Species non-specific



Site: 28

**Comments:**

Normal growth observed

Site has minor Pennywort along the shoreline of site.

**Action Required:**

Routine maintenance next visit

**Target:**

Pennywort



Site: 29

**Comments:**

Site looks good

Site looks great. Spatter dock throughout site.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 30

**Comments:**

Site looks good

Site looks great with no noted nuisance growth. Native vegetation is coming in nicely.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 31

**Comments:**

Site looks good

Water level is still low. No nuisance growth noted within the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 32

**Comments:**

Site looks good

Site looks great with no noted issues. GSR is full within the site and present along the shoreline, as well as spatterdock.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 33

**Comments:**

Treatment in progress

Submersed Chara present. GSR is coming in nicely.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

Site: 34

**Comments:**

Site looks good

Site looks great with no notable issues. Open water looks great.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 35

**Comments:**

Site looks good

Site looks great with no notable issues.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 36

**Comments:**

Site looks good

Site is algae free. Biofilm sheen was treated on 3/11.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 37

**Comments:**

Site looks good

Site is in good shape. Water level is getting pretty low.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 38

**Comments:**

Site looks good

Site is no longer being choked out by the growth. GSR is coming in and banks are clear of nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 39

**Comments:**

Site looks good

Site looks great with no nuisance growth noted. Water levels are low.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



Site: 40

**Comments:**

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



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 41

**Comments:**

Site looks good  
Site is in good condition. GSR along perimeter is still dormant due to the cold.



**Action Required:**

Routine maintenance next visit

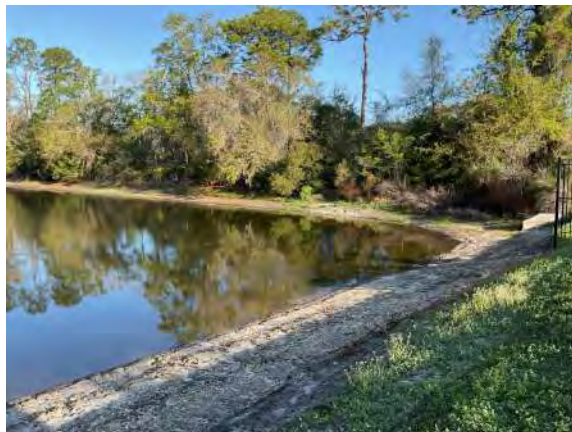
**Target:**

Species non-specific

Site: 42

**Comments:**

Site looks good  
Site looks great all around. No Nuisance growth noted within the site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 43

**Comments:**

Site looks good  
Site is in good condition.  
Structure is clear of any debris.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 44

**Comments:**

Normal growth observed  
Site looks good. Minor torpedo grass growth.



**Action Required:**

Routine maintenance next visit

**Target:**

Torpedogras

Site: 45

**Comments:**

Site looks good  
Site looks great with little to no trash present. Shoreline banks are clear.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 46

**Comments:**

Site looks good

Site looks good with no nuisance growth noted. Water is absent again due to the lack of rain.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

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:**

Species non-specific

Site: 48

**Comments:**

Site looks good

Site looks great besides being low on water.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** 49

**Comments:**

Site looks good

Site looks great with no notable issues.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site:** 50

**Comments:**

Site looks good

Site looks great with no new growth on both sides of the road. Lots of trash was picked up in this site.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

This month of March we have been noticing a minor increase in algae and submersed weeds due to the warmer weather. The GSR and beneficials in these sites are coming back to life from the cold weather and little rain we have had. We continue to stay on top of the sites and control any new growth right away. Results from treatments may take up to 14 days. Overall most sites are in great condition and some have gone completely dry due to lack of rain.

As we get more rain and warm weather in these next upcoming months, our goal is to stay on top of any submersed/shoreline growth.

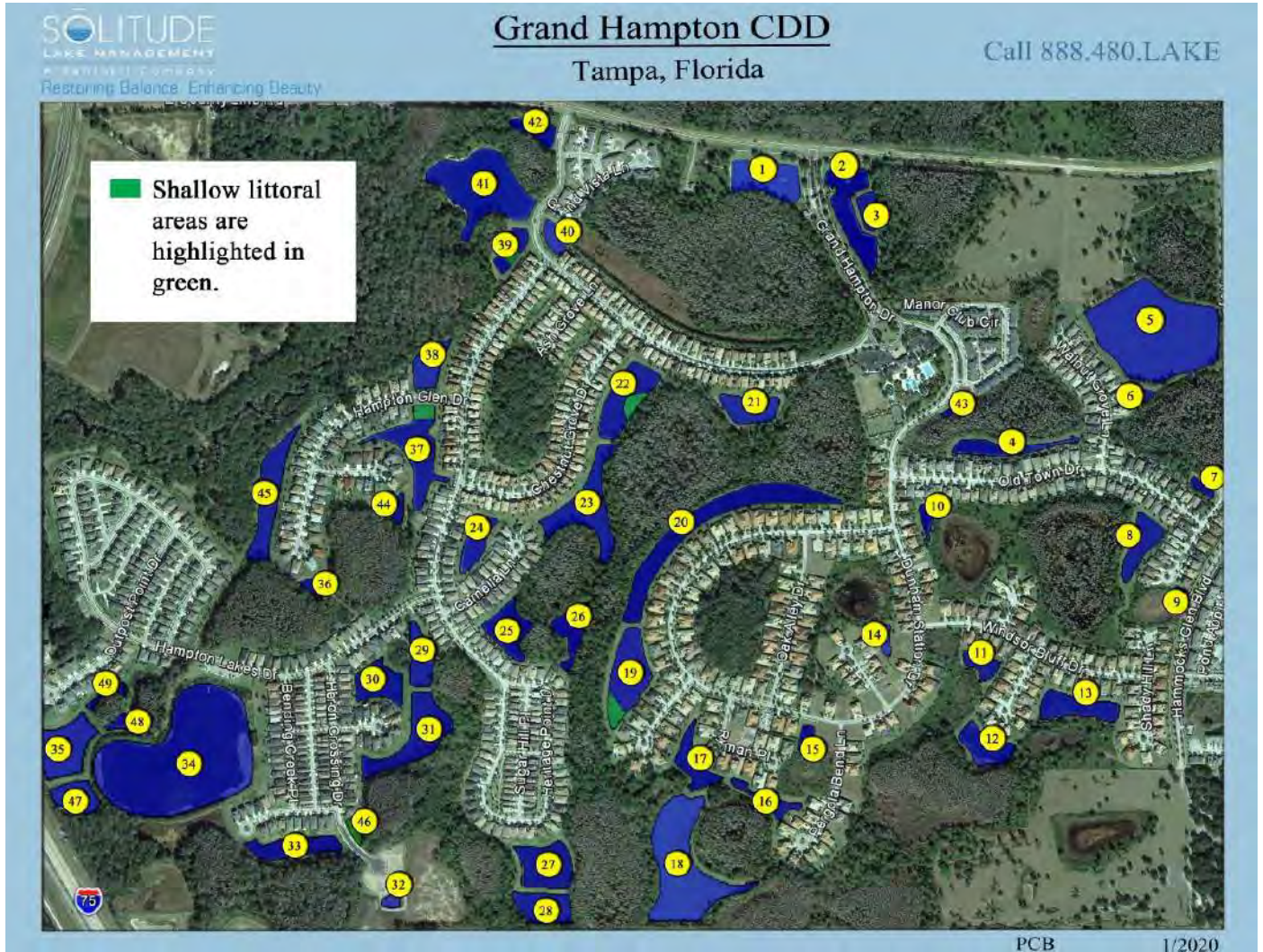
- Sites #2, #11, #12, #16, #21 and 24 all got treatment applications for surface algae.
- Sites #6, #22, and #23 all had some minor shoreline weeds.
- Site #33 had some submersed aquatic vegetation present.

If there are any questions or concerns, please don't hesitate to reach out.  
Thanks for choosing Solitude Lake Management!

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

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
24	Treatment in progress	Surface algae	Routine maintenance next visit
25	Normal growth observed	Shoreline weeds	Routine maintenance next visit
26	Site looks good	Species non-specific	Routine maintenance next visit
27	Site looks good	Species non-specific	Routine maintenance next visit
28	Normal growth observed	Pennywort	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
31	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Treatment in progress	Submersed vegetation	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Site looks good	Species non-specific	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	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Site looks good	Species non-specific	Routine maintenance next visit
43	Site looks good	Species non-specific	Routine maintenance next visit
44	Normal growth observed	Torpedograss	Routine maintenance next visit
45	Site looks good	Species non-specific	Routine maintenance next visit
46	Site looks good	Species non-specific	Routine maintenance next visit

<b>Site</b>	<b>Comments</b>	<b>Target</b>	<b>Action Required</b>
47	Site looks good	Species non-specific	Routine maintenance next visit
48	Site looks good	Species non-specific	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit
50	Site looks good	Species non-specific	Routine maintenance next visit



## **Tab 6**

**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 In 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:**

**1/28/2025 & 1/30/2026**

**Accomplishments**

**1/28/26**

- Picked up a plastic bag on the playground across from Eagles Landing Way
- Picked up a candy wrapper and a water bottle on the dock on Hampton Lake Dr
- Picked up a chip bag on the shore of the entrance ponds
- Picked up two plastic bottles from bushes in the clubhouse parking lot

**1/30/26**

- Picked up a plastic bag in the Hampton Lake dr parking lot
- Picked up candy wrappers and a foam football around the playground across from Eagles Landing Way
- Picked up a plastic and glass bottle from the shore of the Outpost Point dr ponds
- Picked up four plastic bottles in the clubhouse parking lot

**Grand Hampton  
Weekly Report:**

**3/4/2026**

**Accomplishments**

**3/4/26**

- Spotted two plastic bags in the ponds on Savannah Point Dr
- Picked up cans and plastic bottles along the playground across from Eagles Landing Way
- Picked up wrappers around the clubhouse parking lot
- Picked up plastic water bottles around the ponds on Outpost Point Dr
- Picked up torn cardboard boxes around the parking lot on Hampton Lake Dr

**Grand Hampton  
Weekly Report:**

**3/11/2026 & 3/13/26**

**Accomplishments**

**3/11/26**

- Spotted a plastic bar in the pond on Savannah Point Dr
- Picked up plastic water bottles and snack wrappers on the playground across from Eagles Landing Way
- Spotted two cans in the entrance pond

**3/13/26**

- Spotted two bags in the Savannah Point dr pond
- Spotted a water bottle in the small pond on Hampton Glen dr
- Picked up a can, straw and plastic pieces along the shore of the entrance pond
- Spotted plastic toy pieces in the pond on Outpost Point dr
- Picked up wrappers and glass bottles around the parking lot on Hampton Lake dr

**Grand Hampton  
Weekly Report:**

**3/18/2026 & 3/20/2026**

**Accomplishments**

**3/18/25**

- Spotted a water bottle and plastic bag along the shore of the Savannah Point dr pond
- Picked up two water bottles and snack wrappers on the playground across from Eagles Landing Way
- Spotted a plastic bag in the entrance pond
- Picked up a water bottle and lid with a straw along the shore of the Outpost Point Dr pond and spotted two water bottles in the water
- Picked up torn balloons and a few wrappers around the Hampton Lake Dr parking lot

**3/20/25**

- Picked up wrappers along the ponds on Grand Vista In
- Picked up a plastic bottle on the shore of the entrance pond
- Picked up a water bottle from the shallow end of the Outpost Point dr pond
- Picked up plastic bags around the Hampton Lake dr parking lot

**Grand Hampton  
Weekly Report:**

**3/25/2026 & 3/27/2026**

**Accomplishments**

**3/25/25**

- Spotted a plastic bag in the pond on Savannah Point Dr
- Picked up glass and plastic bottles along the shore of Hampton Lake Dr
- Picked up wrappers around the entrance ponds and spotted a plastic bag in the pond with the fountain

**3/27/25**

- Spotted two plastic bags in the pond on Savannah Point Dr
- Picked up bags of chips under the dock on Hampton Lake Dr
- Picked up a plastic bag on the shore of the entrance pond
- Picked up a fishing lure around the ponds on Outpost Point dr

**Grand Hampton  
Weekly Report:**

**4/1/2026 & 4/3/2026**

**Accomplishments**

**4/1/26**

- Picked up a plastic bag along the shore of the Savannah Point Dr pond
- Picked up a shoe and styrofoam between the ponds in Grand Vista Ln
- Picked up paper towels and water bottles around the playground across from Eagles Landing Way
- Picked up bags of chips under the dock on Hampton Lake Dr

**4/3/26**

- Spotted two soda cans in the pond on Savannah Point Dr
- Picked up paper towels around the playground across from Eagles Landing Way
- Picked up receipts and other small papers along the ponds on Outpost Point Dr
- Picked up wrappers and a water bottle along the Hampton Lake Dr parking lot

**Grand Hampton  
Weekly Report:**

**4/8/2026**

**Accomplishments**

**4/8/26**

- Picked up a can and plastic bottle from the shallow end of the Savannah Point Dr pond
- Picked up wrappers and empty plastic bags around the parking lot on Hampton Lake Dr
- Picked up food wrappers around the playground and basketball court across from Eagles Landing Way
- Picked up plastic bottles along the shore of the entrance ponds
- Spotted a cup in one of the Outpost Point Dr ponds

**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 7



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** April 2, 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

May 7

2026

G  
R  
A  
N  
D  
  
H  
A  
M  
P  
T  
O  
N

<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$642,337
Reserve Fund Cash & Investment Balance:	\$270,855
Debt Service Fund Investment Balance:	<u>\$1,275,094</u>
<b>Total Cash and Investment Balances:</b>	<b>\$2,188,286</b>
<b>General Fund Expense Variance: \$30,056</b>	<b>Under Budget</b>



Rizzetta & Company

# **Grand Hampton Community Development District**

---

**Financial Statements  
(Unaudited)**

**March 31, 2026**

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

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

**Grand Hampton Community Development District**

Balance Sheet  
As of 03/31/2026  
(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	68,794	0	0	68,794	0	0
Investments	573,543	270,855	1,275,094	2,119,492	0	0
Accounts Receivable	9,081	0	34,074	43,155	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	1,309,168
Amount To Be Provided Debt Service	0	0	0	0	0	5,480,832
<b>Total Assets</b>	<b>652,243</b>	<b>270,855</b>	<b>1,309,168</b>	<b>2,232,266</b>	<b>10,535,006</b>	<b>6,790,000</b>
<b>Liabilities</b>						
Accounts Payable	500	0	0	500	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>1,500</b>	<b>0</b>	<b>0</b>	<b>1,500</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	136,852	9,670	741,863	888,385	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>650,743</b>	<b>270,855</b>	<b>1,309,168</b>	<b>2,230,766</b>	<b>10,535,006</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>652,243</b>	<b>270,855</b>	<b>1,309,168</b>	<b>2,232,266</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 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,550	4,550
Special Assessments				
Tax Roll	222,708	222,708	222,901	193
<b>Total Revenues</b>	<u>222,708</u>	<u>222,708</u>	<u>227,451</u>	<u>4,743</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	10,000	5,000	2,200	2,800
<b>Total Legislative</b>	<u>10,000</u>	<u>5,000</u>	<u>2,200</u>	<u>2,800</u>
Financial & Administrative				
Accounting Services	17,741	8,871	8,870	0
Administrative Services	5,013	2,506	2,507	0
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,600	0	0	0
District Engineer	19,800	9,900	3,972	5,928
District Management	25,174	12,587	12,587	0
Dues, Licenses & Fees	750	750	208	542
Financial & Revenue Collections	5,570	2,785	2,785	0
Legal Advertising	3,000	1,500	55	1,445
Miscellaneous Fees	500	250	670	(420)
Public Officials Liability Insurance	3,785	3,785	3,922	(137)
Trustees Fees	7,500	7,500	7,004	496
Website Hosting, Maintenance, Backup & E	3,000	1,399	1,399	0
<b>Total Financial &amp; Administrative</b>	<u>101,003</u>	<u>57,403</u>	<u>49,549</u>	<u>7,854</u>
Legal Counsel				
District Counsel	14,405	7,202	1,770	5,433
<b>Total Legal Counsel</b>	<u>14,405</u>	<u>7,202</u>	<u>1,770</u>	<u>5,433</u>
Stormwater Control				
Aquatic Maintenance	45,024	22,512	22,512	0
Aquatic Plant Replacement	16,182	8,091	0	8,091
Lake/Pond Bank Maintenance & Repair	2,650	1,325	0	1,325
Miscellaneous Expense	500	250	0	250
Stormwater System Maintenance	3,000	1,500	0	1,500
<b>Total Stormwater Control</b>	<u>67,356</u>	<u>33,678</u>	<u>22,512</u>	<u>11,166</u>
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>	<u>4,800</u>	<u>4,800</u>	<u>3,929</u>	<u>871</u>
Parks & Recreation				
Landscape Maintenance	4,000	2,000	300	1,700
Management Contract	21,144	10,572	10,340	232
<b>Total Parks &amp; Recreation</b>	<u>25,144</u>	<u>12,572</u>	<u>10,640</u>	<u>1,932</u>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Expenditures	<u>222,708</u>	<u>120,655</u>	<u>90,600</u>	<u>30,056</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>102,053</u>	<u>136,851</u>	<u>34,799</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>513,892</u>	<u>513,891</u>
Total Fund Balance, End of Period	<u>0</u>	<u>102,053</u>	<u>650,743</u>	<u>548,690</u>

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	779	779
Special Assessments				
Tax Roll	8,891	8,891	8,891	0
<b>Total Revenues</b>	<u>8,891</u>	<u>8,891</u>	<u>9,670</u>	<u>779</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>8,891</u>	<u>8,891</u>	<u>0</u>	<u>8,891</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>9,670</u>	<u>9,670</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>261,185</u>	<u>261,185</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>270,855</u>	<u>270,855</u>

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	11,132	11,132
Special Assessments				
Tax Roll	636,654	636,654	637,189	535
<b>Total Revenues</b>	<u>636,654</u>	<u>636,654</u>	<u>648,321</u>	<u>11,667</u>
<b>Expenditures</b>				
Debt Service				
Interest	201,654	201,654	105,637	96,017
Principal	435,000	435,000	0	435,000
<b>Total Debt Service</b>	<u>636,654</u>	<u>636,654</u>	<u>105,637</u>	<u>531,017</u>
<b>Total Expenditures</b>	<u>636,654</u>	<u>636,654</u>	<u>105,637</u>	<u>531,017</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>542,684</u>	<u>542,684</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>436,742</u>	<u>436,742</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>979,426</u>	<u>979,426</u>

**Grand Hampton Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,296	3,296
Special Assessments				
Tax Roll	232,350	232,350	232,546	196
<b>Total Revenues</b>	<u>232,350</u>	<u>232,350</u>	<u>235,842</u>	<u>3,492</u>
<b>Expenditures</b>				
Debt Service				
Interest	72,350	72,350	36,663	35,687
Principal	160,000	160,000	0	160,000
<b>Total Debt Service</b>	<u>232,350</u>	<u>232,350</u>	<u>36,663</u>	<u>195,687</u>
<b>Total Expenditures</b>	<u>232,350</u>	<u>232,350</u>	<u>36,663</u>	<u>195,687</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>199,179</u>	<u>199,179</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>130,563</u>	<u>130,563</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>329,742</u>	<u>329,742</u>

**Grand Hampton CDD  
Investment Summary  
March 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2026</u>
Valley National Bank	Governmental Checking	\$ 573,543
	<b>Total General Fund Investments</b>	<b><u>\$ 573,543</u></b>
Valley National Bank	Governmental Checking	\$ 20,022
Hancock Bank Capital Reserve	Money Market Account	250,833
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 270,855</u></b>
US Bank Series 2014 Revenue	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	\$ 731,593
US Bank Series 2014 Reserve	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	222,770
US Bank Series 2014 Prepayment	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	100
US Bank Series 2016 Revenue	First American Funds Inc SHS -Institutional Government Fund 3763	262,102
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>\$ 1,275,094</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 03/01/2026 to 03/31/2026**

<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	9,080.95
<b>Sum for 770, 2699</b>							<b>9,080.95</b>
<b>770, 2701</b>	770-200	770 Debt Service Fund S2014	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	24,963.25
<b>Sum for 770, 2701</b>							<b>24,963.25</b>
<b>770, 2702</b>	770-201	770 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	9,110.47
<b>Sum for 770, 2702</b>							<b>9,110.47</b>
<b>Sum for 770</b>							<b>43,154.67</b>
<b>Sum Total</b>							<b>43,154.67</b>

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District  
 Summary A/P Ledger  
 From 03/01/2026 to 03/31/2026**

	<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	03/27/2026	Rizzetta & Company, Inc.	INV0000108153	Personnel Reimbursement 03/26	500.01
	<b>Sum for 770, 2699</b>					<b>500.01</b>
	<b>Sum for 770</b>					<b>500.01</b>
	<b>Sum Total</b>					<b>500.01</b>

**Grand Hampton Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/2026.
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.

**Summary A/R Ledger-Subsequent Collections**

5. General Fund – Payment for Invoice AR00002907 in the amount of \$5,881.57 was received in April 2026.
6. Debt Service Fund 200 – Payment for Invoice AR00002907 in the amount of \$16,168.26 was received in April 2026.
7. Debt Service Fund 201 – Payment for Invoice AR00002907 in the amount of \$5,900.69 was received in April 2026.

# Tab 8



# Quarterly Compliance Audit Report

---

## 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*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# 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**

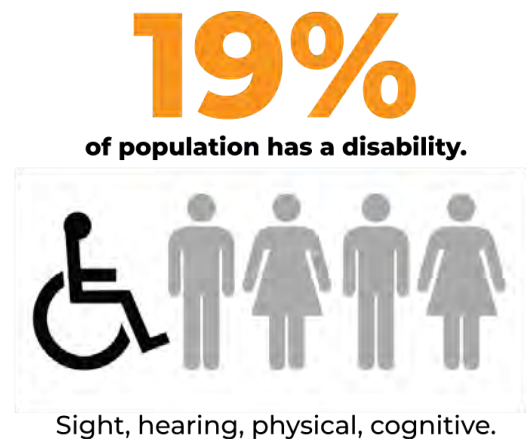
## Compliance Criteria

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/sitertools/>



## 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*

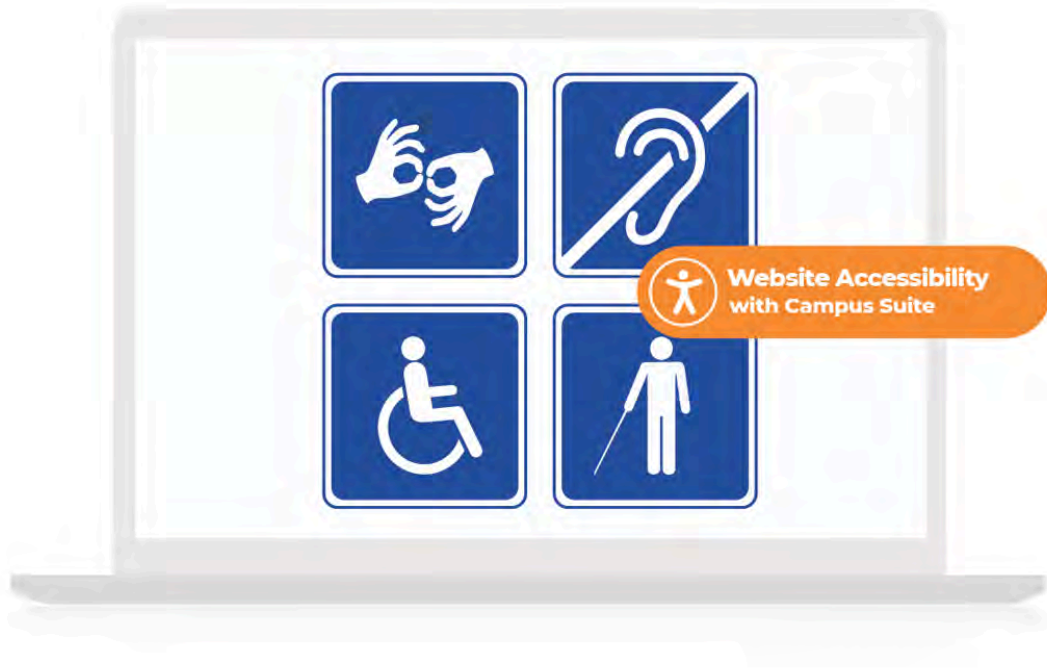
Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### *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



# Quarterly Compliance Audit Report

---

## Grand Hampton

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

# 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**

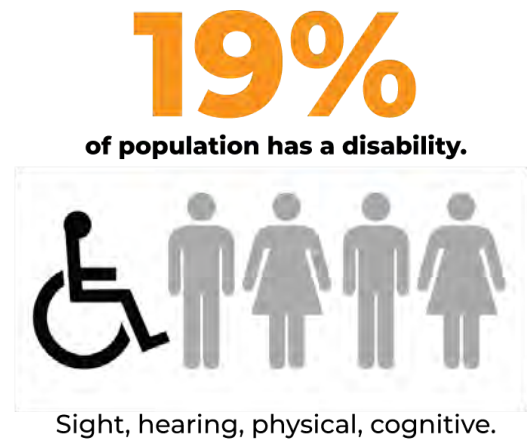
## Compliance Criteria

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 9

**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, February 5, at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

**Present and constituting a quorum:**

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</b> <i>(via phone)</i>
Rick Schappacher	<b>District Engineer, Schappacher Eng.</b>
Kyle Wilson	<b>Account Manager, Solitude</b>
Emalina Roberson	<b>Account Manager, Solitude</b>

Audience	<b>Present</b>
----------	----------------

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

Mr. Adams opened the regular CDD meeting in person at 3:00 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**

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

Mr. Schappacher reported that Pond 17 has been completed and provided an update on

48 the current status of Pond 24. Mr. Adams approved the Solitude proposal for cutback  
49 services in the amount of \$800.

50

51 The Board agreed to provide the resident with the plat and requested that another  
52 response be sent to the resident regarding the easement agreement.

53

54 **B. District Counsel**

55 There were no items to report.

56

57 **C. Aquatics Report**

58 **1. Review of Waterway Inspection Report**

59 Mr. Wilson reviewed his report.

60

61 **D. Presentation of Maintenance Report**

62 Mr. Adams reported no issues.

63

64 **E. District Manager**

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

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

67

68 Supervisor Joe Farrell will be leaving his seat due to relocation.

69

70 **2. Consideration of 4th Quarterly Website Audit**

71 Mr. Adams reviewed the audit report.

72

73 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

74

75 **A. Discussion of 2026-2027 Budget**

76 The Board discussed the upcoming budget and expressed a desire for no increase.

77

78 **B. Discussion of Reports of Residents Removing Conservation**  
79 **Areas Abutting Pond #31**

80 The Board requested Mr. Schappacher (District Engineer) to investigate the area. Mr.  
81 Adams will send a cease-and-desist letter once confirmation is received from Mr.  
82 Schappacher. If necessary, the Board requested a proposal to replace the plant  
83 material.

84

85 **SIXTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

86

87 **A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on**  
88 **December 4, 2025**

89

On a motion from Mr. Farrell, seconded by Ms. Stremming, with three in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on December 4, 2025, as presented, for the Grand Hampton Community Development District.

90

91  
92  
93

**B. Consideration of Operation & Maintenance Expenditures for November 2025**

On a motion from Mr. Farrell, seconded by Mr. Cartwright, with three in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for November 2025 (\$9,454.40) for the Grand Hampton Community Development District.

94  
95  
96  
97

**C. Consideration of Operation & Maintenance Expenditures for September and December 2025**

On a motion from Mr. Cartwright, seconded by Ms. Stremming, with three in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures December 2025 (\$15,028.24) for the Grand Hampton Community Development District.

98  
99

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

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

100  
101  
102

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

103  
104  
105  
106  
107

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

108  
109  
110  
111

112

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

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

113

# Tab 10

# 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 January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,812.25**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Grand Hampton Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100468	INV0000106046	Personnel Reimbursement, Amenity Management & Oversight 01/26	\$ 1,043.19
Rizzetta & Company, Inc.	100467	INV0000106290	Accounting Services 01/26	\$ 4,563.17
Rizzetta & Company, Inc.	100469	INV0000106314	Auto Mileage & Travel 12/25	\$ 44.10
Rizzetta & Company, Inc.	100475	INV0000106577	Personnel Reimbursement 01/26	\$ 496.17
Rizzetta & Company, Inc.	100476	INV0000106740	Personnel Reimbursement 01/26	\$ 383.99
Schappacher Engineering, LLC	100472	2981	Engineering Services 12/25	\$ 1,443.75
School Now	100473	INV-SN-1221	Website Compliance & Management 01/26	\$ 384.38
Solitude Lake Management, LLC	100470	PSI229292	Lake & Pond Management Services 01/26	\$ 3,752.00
Straley Robin Vericker	100471	27678	Legal Services 11/25	\$ 152.50
Straley Robin Vericker	100474	27739	Legal Services 12/25	<u>\$ 549.00</u>
<b>Report Total</b>				<b><u>\$ 12,812.25</u></b>

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106046

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$666.67	\$666.67
Personnel Reimbursement	1.00	\$376.52	\$376.52
<b>Subtotal</b>			\$1,043.19
<b>Total</b>			\$1,043.19

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106290

**Bill To:**

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

Services for the month of	Terms	Client Number
January	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
		<b>Subtotal</b>	\$4,563.17
		<b>Total</b>	\$4,563.17

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

**Invoice**

Date	Invoice #
1/1/2026	INV0000106314

**Bill To:**

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

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	44.10	\$1.00	\$44.10
<b>Subtotal</b>			\$44.10
<b>Total</b>			\$44.10

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

**Invoice**

Date	Invoice #
1/16/2026	INV0000106577

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$496.17	\$496.17
<b>Subtotal</b>			\$496.17
<b>Total</b>			\$496.17

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

**Invoice**

Date	Invoice #
1/30/2026	INV0000106740

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$383.99	\$383.99
<b>Subtotal</b>			\$383.99
<b>Total</b>			\$383.99

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
1/6/2026	2981

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
12/3/2025	Prep work for CDD meeting, review agenda and print pertinent documents. Review e-mails and prepare map for site reviews to check on easement encroachments.	2	165.00	330.00
12/4/2025	Print documents for site review to check on recent repairs and easement encroachments. Site review to check on completion of work and easement encroachments. Attend CDD meeting.	4.75	165.00	783.75
12/9/2025	Coordinate with board member on stormwater map and request prints from printer.	0.25	165.00	41.25
12/10/2025	Pick up enlarged maps and mounted map of stormwater system from printing company.	0.5	165.00	82.50
12/12/2025	Prepare photo summaries of easement encroachments to CDD manager and summarize properties that had encroachments removed.	1	165.00	165.00
12/22/2025	Provide responses on easement encroachments.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		\$1,443.75



# INVOICE

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

Invoice # INV-SN-1221  
Invoice Date: 1/1/2026  
Due Date: 1/31/2026  
PO#: Quarterly Invoice

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:	
Subscription start: 10/3/2025	Total:	\$384.38
Subscription end: 10/2/2026	Amount Paid:	\$0.00
<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$384.38</b>

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

**Check Remittance:**

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



# 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: PSI229292  
Invoice Date: 1/1/2026

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 1/1/2026  
Due Date 1/31/2026  
Terms Net 30

Customer ID 5472  
P.O. Number  
P.O. Date 1/1/2026  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance January Billing 1/1/2026 - 1/31/2026 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**

# 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

December 23, 2025  
Client: 001015  
Matter: 000001  
Invoice #: 27678

Page: 1

RE: General Matters

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/24/2025	VKB	REVIEW AND REVISE RESOLUTION FOR UPCOMING GENERAL ELECTION AND DESIGNATING CDD SEATS UP FOR ELECTION.	0.5	\$152.50
Total Professional Services			0.5	\$152.50
Total Services			\$152.50	
Total Disbursements			\$0.00	
Total Current Charges				\$152.50
Previous Balance				\$841.50
<i>Less Payments</i>				(\$841.50)
<b>PAY THIS AMOUNT</b>				<b>\$152.50</b>

**Please Include Invoice Number on all Correspondence**

# 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

January 14, 2026

Client: 001015

Matter: 000001

Invoice #: 27739

Page: 1

RE: General Matters

For Professional Services Rendered Through December 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
12/4/2025	VKB	PREPARE FOR AND ATTEND BOARD MEETING; VIA TEAMS.	0.9	\$274.50
Total Professional Services			1.3	\$396.50
Total Services			\$396.50	
Total Disbursements			\$0.00	
Total Current Charges				\$396.50
Previous Balance				\$152.50
<b>PAY THIS AMOUNT</b>				<b>\$549.00</b>

*Please Include Invoice Number on all Correspondence*

# 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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,500.89**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Grand Hampton Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alicia F Stremming	100482	AS020526-770	Board of Supervisors Meeting 02/05/26	\$ 200.00
Joseph Farrell	100483	JF020526-770	Board of Supervisors Meeting 02/05/26	\$ 200.00
Rizzetta & Company, Inc.	100478	INV0000106712	Accounting Services 02/26	\$ 4,563.17
Rizzetta & Company, Inc.	100485	INV0000106940	Auto Mileage & Travel 01/26	\$ 32.90
Rizzetta & Company, Inc.	100486	INV0000106964	Personnel Reimbursement, Amenity Management & Oversight 02/26	\$ 1,170.32
Schappacher Engineering, LLC	100481	2995	Engineering Services 01/26	\$ 82.50
Shawn Cartwright	100484	SC020526-770	Board of Supervisors Meeting 02/05/26	\$ 200.00
Solitude Lake Management, LLC	100487	PSI235813	Lake & Pond Management Services 02/26	\$ 3,752.00
U.S. Bank	100479	8052237	Trustee Fees S2016 2026	<u>\$ 3,300.00</u>
<b>Report Total</b>				<b><u>\$ 13,500.89</u></b>

**Grand Hampton CDD**  
Meeting Date: February 5, 2026

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mercedes Tutich	No
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:	3:00pm
Meeting End Time:	3:44pm
Total Meeting Time:	44 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 #
2/2/2026	INV0000106712

**Bill To:**

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

Services for the month of	Terms	Client Number
February	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
		<b>Subtotal</b>	\$4,563.17
		<b>Total</b>	\$4,563.17

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

**Invoice**

Date	Invoice #
2/1/2026	INV0000106940

**Bill To:**

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

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	32.90	\$1.00	\$32.90
<b>Subtotal</b>			\$32.90
<b>Total</b>			\$32.90

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

**Invoice**

Date	Invoice #
2/13/2026	INV0000106964

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$666.67	\$666.67
Personnel Reimbursement	1.00	\$503.65	\$503.65
<b>Subtotal</b>			\$1,170.32
<b>Total</b>			\$1,170.32

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
2/5/2026	2995

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
1/28/2026	Search files for plats to assist CDD manager and CDD attorney to prepare easement agreements.	0.5	165.00	82.50
Due upon request. Please make checks payable to Schappacher Engineering			<b>Total</b>	\$82.50



# 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: PSI235813  
 Invoice Date: 2/1/2026

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 2/1/2026  
 Due Date 3/3/2026  
 Terms Net 30

Customer ID 5472  
 P.O. Number  
 P.O. Date 2/1/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2026 - 2/28/2026 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**



Corporate Trust Services  
EP-MN-WN3L  
80 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 8052237  
Account Number: 254916000  
Invoice Date: 01/23/2026  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

GRAND Hampton CDD  
ATTN District Manager  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
United States

GRAND HAMPTON CDD 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,300.00

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

GRAND HAMPTON CDD 2016

Invoice Number: 8052237  
Account Number: 254916000  
Current Due: \$3,300.00  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 8052237  
 Invoice Date: 01/23/2026  
 Account Number: 254916000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

GRAND HAMPTON CDD 2016

Accounts Included 254916000 254916001 254916002 254916003 254916004  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,300.00	100.00%	\$3,300.00
<b>Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026</b>				<b>\$3,300.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$3,300.00</b>



# 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 March 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,276.02**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# Grand Hampton Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100492	INV0000107400	Personnel Reimbursement 02/26	\$ 511.11
Rizzetta & Company, Inc.	100491	INV0000107529	Accounting Services 03/26	\$ 4,563.17
Rizzetta & Company, Inc.	100493	INV0000107563	Auto Mileage & Travel 02/26	\$ 30.80
Rizzetta & Company, Inc.	100497	INV0000107591	Personnel Reimbursement, Amenity Management & Oversight 03/26	\$ 1,043.19
Schappacher Engineering, LLC	100498	3006	Engineering Services 02/26	\$ 948.75
Solitude Lake Management, LLC	100496	PSI242873	Lake & Pond Management Services 03/26	\$ 3,752.00
Straley Robin Vericker	100499	28081	Legal Services 02/26	<u>\$ 427.00</u>
<b>Report Total</b>				<b><u>\$ 11,276.02</u></b>

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

**Invoice**

Date	Invoice #
2/27/2026	INV0000107400

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$511.11	\$511.11
<b>Subtotal</b>			\$511.11
<b>Total</b>			\$511.11

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107529

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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
		<b>Subtotal</b>	\$4,563.17
		<b>Total</b>	\$4,563.17

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

**Invoice**

Date	Invoice #
3/1/2026	INV0000107563

**Bill To:**

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

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	30.80	\$1.00	\$30.80
<b>Subtotal</b>			\$30.80
<b>Total</b>			\$30.80

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

**Invoice**

Date	Invoice #
3/13/2026	INV0000107591

**Bill To:**

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

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$666.67	\$666.67
Personnel Reimbursement	1.00	\$376.52	\$376.52
<b>Subtotal</b>			\$1,043.19
<b>Total</b>			\$1,043.19

Schappacher Engineering LLC

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

# Invoice

Date	Invoice #
3/15/2026	3006

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
2/5/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Attend CDD meeting and site review.	4	165.00	660.00
2/9/2026	Respond to CDD manager regarding resident encroachment into wetland, check plans and plats.	0.5	165.00	82.50
2/18/2026	Prepare maps and spreadsheet for SWFWMD recertifications, check SWFWMD plans to identify lakes and pond within each phase.	1.25	165.00	206.25
Please make checks payable to Schappacher Engineering Thank you for your business!		<b>Total</b>		\$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: PSI242873  
 Invoice Date: 3/2/2026

Bill  
 To: Grand Hampton CDD  
 Rizzetta & Company  
 United States

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

Ship Via  
 Ship Date 3/2/2026  
 Due Date 4/1/2026  
 Terms Net 30

Customer ID 5472  
 P.O. Number  
 P.O. Date 3/2/2026  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2026 - 3/31/2026 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**

# 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

March 24, 2026

Client: 001015

Matter: 000001

Invoice #: 28081

Page: 1

RE: General Matters

For Professional Services Rendered Through February 28, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/30/2026	VKB	REVIEW AND REPLY TO EMAIL FROM D. ADAMS RE: REPORT ON RESIDENT POTENTIALLY CUTTING BACK CONSERVATION AREA; REVIEW PROPERTY APPRAISER AND PLAT RECORDS.	0.6	\$183.00
2/4/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
2/5/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	0.9	\$274.50
Total Professional Services			1.9	\$579.50

March 24, 2026  
Client: 001015  
Matter: 000001  
Invoice #: 28081

Page: 2

---

Total Services	\$579.50	
Total Disbursements	\$0.00	
Total Current Charges		\$579.50
Previous Balance		\$549.00
<i>Less Payments</i>		<i>(\$549.00)</i>
<i>Less Retainer Applied</i>		<i>(\$152.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$427.00</b>

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