



Rizzetta & Company

Grand Hampton Community Development District

**Board of Supervisors'
Regular Meeting
June 4, 2026**

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

www.grandhamptoncdd.org

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

May 28, 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, June 4, 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. Consideration of First Amendment to Aquatic Management Agreement Solitude Annual Maintenance Service Renewal Tab 4
 - E. Discussion of Reports of Residents Removing Conservation Areas Abutting Pond #31 Tab 5
- 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 Reports Tab 6
 - D. Presentation of Maintenance Reports Tab 7
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement Tab 8
 2. Presentation of 4th and 1st Quarter Website Audits Tab 9
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on February 5, 2026 Tab 10
 - B. Consideration of Operation & Maintenance Expenditures for January 2026, February 2026, March 2026 and April 2026 Tab 11
- 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

Proposed Budget Grand Hampton Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification	Actual YTD through 04/30/26	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	\$ 59,477	\$ 89,821	\$ 125,408	\$ 35,587	\$ 129,618	\$ 4,210	
40							
41 EXPENDITURES - FIELD OPERATIONS							
42							
43 Stormwater Control							
44 Aquatic Maintenance	\$ 26,264	\$ 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	\$ 514	\$ 4,000	\$ 3,486	\$ 4,000	\$ -	
54 Management Contract	\$ 11,667	\$ 20,001	\$ 21,144	\$ 1,143	\$ 22,899	\$ 1,755	
55							
56 Field Operations Subtotal	\$ 42,160	\$ 69,468	\$ 97,300	\$ 27,832	\$ 93,090	\$ (4,210)	
57							
58 TOTAL EXPENDITURES	\$ 101,637	\$ 159,289	\$ 222,708	\$ 63,419	\$ 222,708	\$ -	

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	

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

Debt Service

Fiscal Year 2026/2027

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

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

6.0%

GROSS ASSESSMENTS

\$924,262.34

Notes:

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

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

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

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

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

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

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

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2014 DEBT SERVICE ⁽¹⁾	SERIES 2016 DEBT SERVICE ⁽¹⁾
Townhouse	104	104	0
Phases 1-3			
Neo-Traditional	36	36	0
Single Family 50'	190	190	0
Single Family 52'	107	105	0
Single Family 60'	105	104	0
Single Family 75'	132	132	0
Single Family 85'	106	106	0
Phases 4-6			
Neo-Traditional	36	0	36
Single Family 50'	58	0	58
Single Family 52'	81	0	81
Single Family 60'	56	0	55
Single Family 70'	65	0	64
Total Community	1076	777	294

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.70	72.80	5.91%	\$14,562.48
0.75	27.00	2.19%	\$5,400.92
1.00	190.00	15.43%	\$38,006.47
1.00	107.00	8.69%	\$21,403.64
1.20	126.00	10.23%	\$25,204.29
1.50	198.00	16.08%	\$39,606.74
1.70	180.20	14.63%	\$36,046.13
0.75	27.00	2.19%	\$5,400.92
1.00	58.00	4.71%	\$11,601.97
1.00	81.00	6.58%	\$16,202.76
1.20	67.20	5.46%	\$13,442.29
1.50	97.50	7.92%	\$19,503.32
	1231.70	100.00%	\$246,381.91

PER LOT ANNUAL ASSESSMENT			
O&M	SERIES 2014 DEBT SERVICE ⁽²⁾	SERIES 2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$140.02	\$528.07	\$0.00	\$668.09
\$150.03	\$565.79	\$0.00	\$715.82
\$200.03	\$754.39	\$0.00	\$954.42
\$200.03	\$754.39	\$0.00	\$954.42
\$240.04	\$905.27	\$0.00	\$1,145.31
\$300.05	\$1,131.59	\$0.00	\$1,431.64
\$340.06	\$1,282.46	\$0.00	\$1,622.52
\$150.03	\$0.00	\$564.77	\$714.80
\$200.03	\$0.00	\$752.74	\$952.77
\$200.03	\$0.00	\$752.74	\$952.77
\$240.04	\$0.00	\$903.97	\$1,144.01
\$300.05	\$0.00	\$1,129.53	\$1,429.58

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

(\$14,782.91)

Net Revenue to be Collected:

\$231,599.00

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

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

⁽³⁾ Annual assessment that will appear on November 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 June 4, 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 June 4, 2026.

Attest:

**Grand Hampton
Community Development District**

Print Name: _____

Secretary / Assistant Secretary

Print Name: _____

Chairperson / Vice Chairperson

Tab 4

First Amendment to the Aquatic Management Agreement

This First Amendment to the Aquatic Management Agreement (this “**Amendment**”) is made and entered into as of May 1, 2026, by and between the **Grand Hampton Community Development District** (the “**District**”) and **Solitude Lake Management, LLC**, a Virginia limited liability company registered to do business in Florida (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Aquatic Management Agreement dated May 1, 2023 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The parties desire to update the compensation provided under the Agreement. Each party has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Amendment.
2. **Modification to Compensation.** The District agrees to compensate the Contractor for the services outlined in the Agreement in the amount of **\$3,752.00** per month.
3. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Amendment effective as of the date written above.

Solitude Lake Management, LLC

**Grand Hampton
Community Development District**

Name: _____
Title: _____

Mercedes Tutich
Chair of the Board of Supervisors

SERVICES AGREEMENT

PROPERTY NAME: Grand Hampton CDD - Acct #: 5472

CUSTOMER NAME: Grand Hampton CDD

SERVICE DESCRIPTION: Annual Maintenance Service Renewal for Forty-Nine (49) Lakes, Sites #1 through #49 (88.27 Acres)

EFFECTIVE DATE: May 1, 2026 through April 30, 2027

SUBMITTED TO: Darryl Adams

SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 1 year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. This Agreement may be cancelled by either party without cause or penalty within thirty (30) days written notice.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the



secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court



for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.



23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Grand Hampton CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

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

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lakes five (5) times per month September through April, and six (6) times per month May through August. (Shoreline areas include 5 littoral zones) Lake dye will be performed one (1) time per month.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Lake Dye:

1. Lake **Dye** will be applied to the lake(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.



Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this Agreement where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific



state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$45,024.00**

Invoice Amount: **\$3,752.00**

Invoice Frequency: **Monthly**

Tab 5









Tab 6

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
SITE ASSESSMENTS	
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
MANAGEMENT/COMMENTS SUMMARY	19-22
SITE MAP	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.

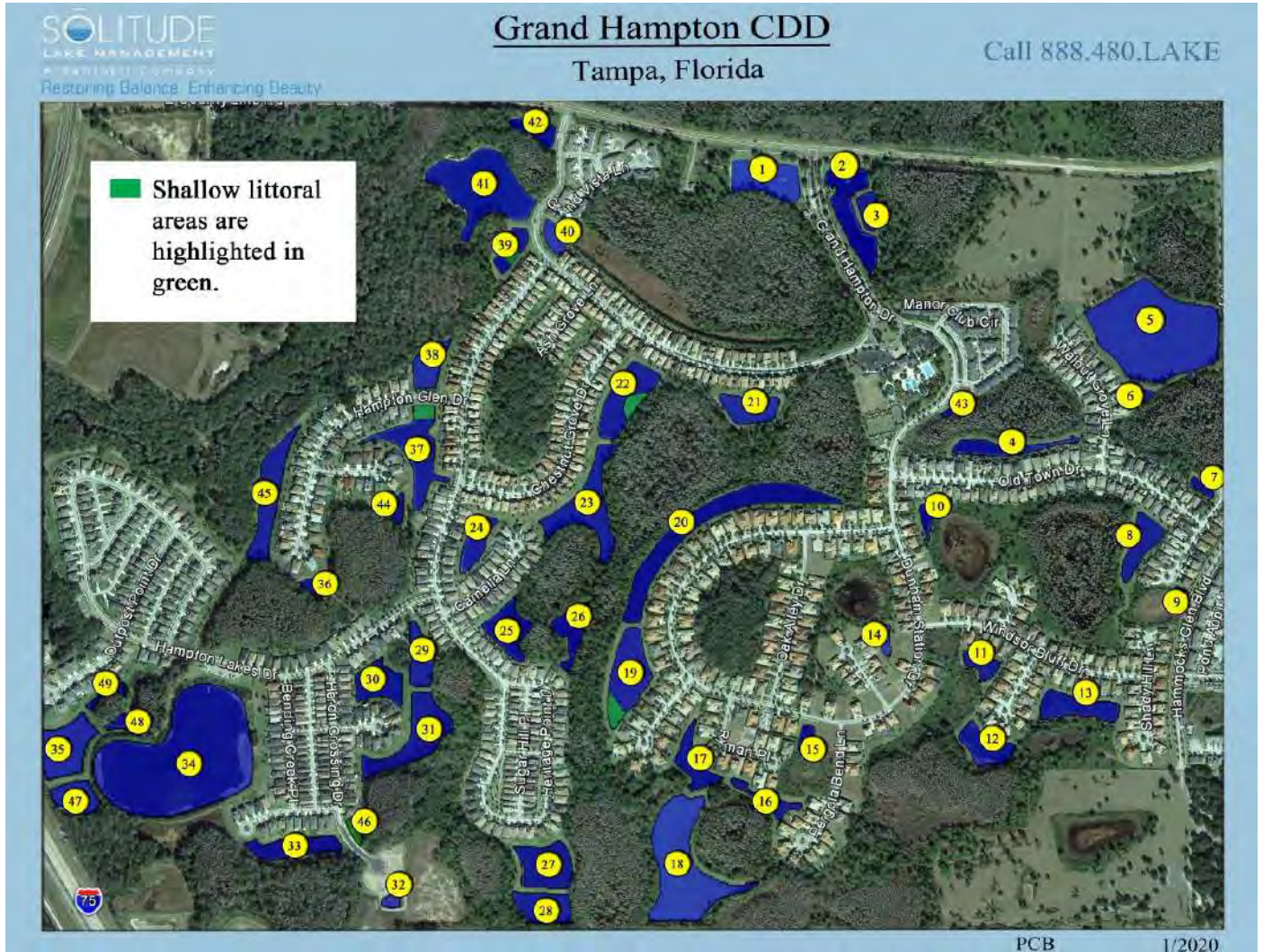
As always please don't hesitate to reach out with any questions or concerns.

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

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



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
SITE ASSESSMENTS	
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
MANAGEMENT/COMMENTS SUMMARY	19-22
SITE MAP	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:

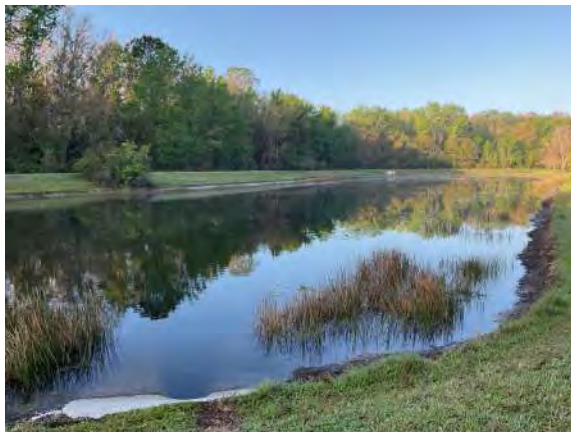
Species non-specific

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

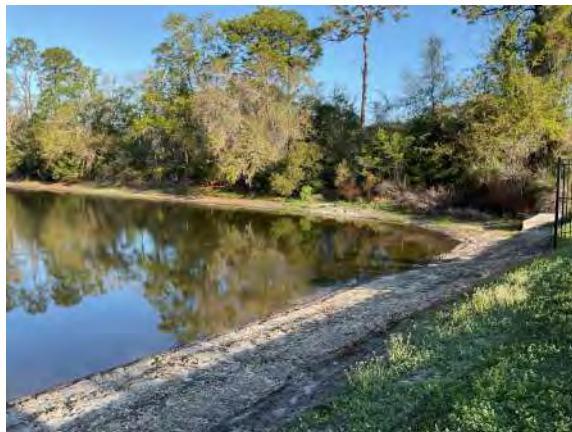
Target:

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.

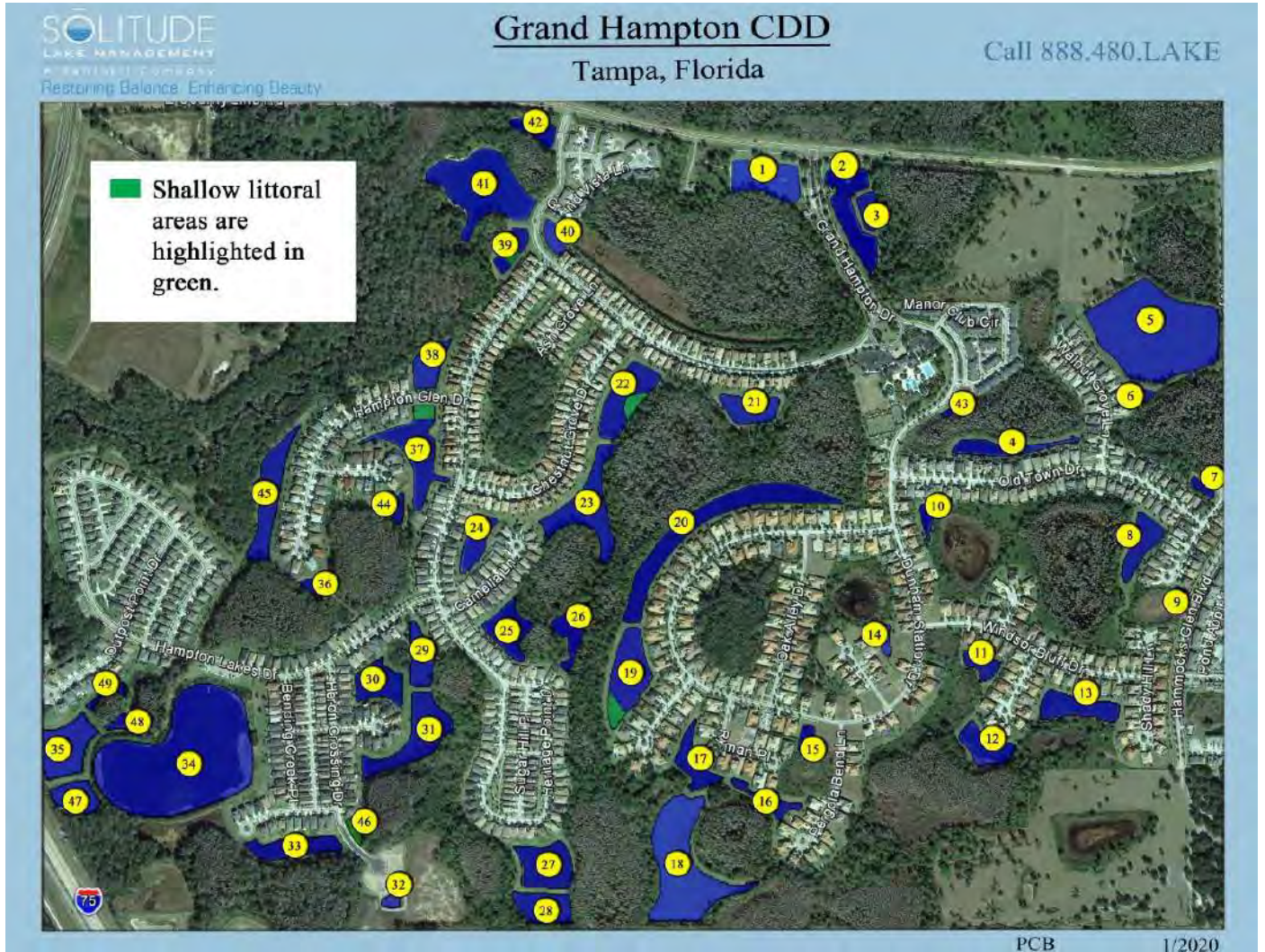
- Sites #2, #11, #12, #16, #21 and 24 all got treatment applications for surface algae.
- Sites #6, #22, and #23 all had some minor shoreline weeds.
- Site #33 had some submersed aquatic vegetation present.

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

Site	Comments	Target	Action Required
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

Site	Comments	Target	Action Required
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



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
SITE ASSESSMENTS	
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
MANAGEMENT/COMMENTS SUMMARY	19-22
SITE MAP	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.

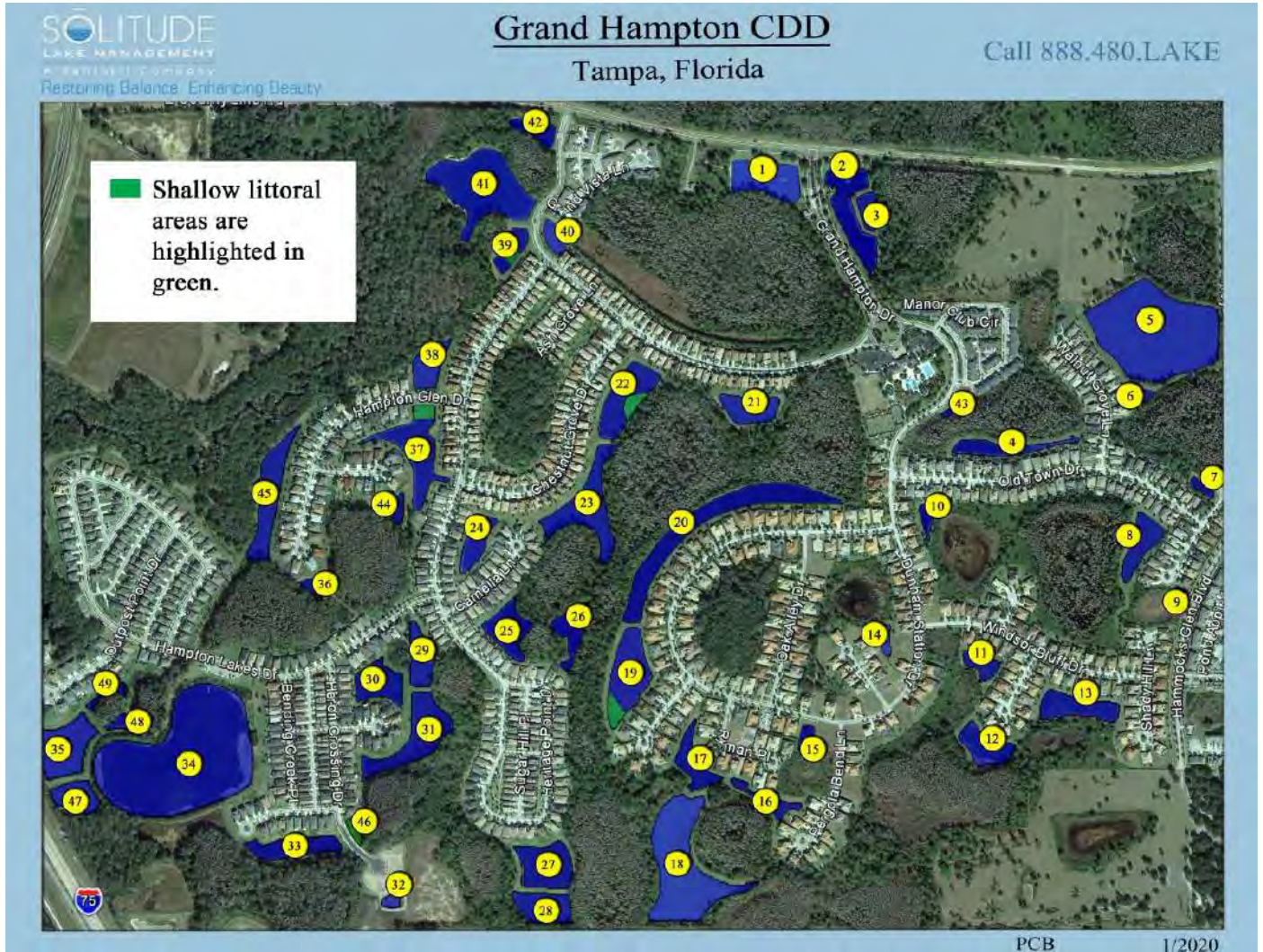
Very little algae within sites but more shoreline growth due to the exposed banks. Sites #35 and #49 had some submersed aquatic vegetation present.

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

Site	Comments	Target	Action Required
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

Site	Comments	Target	Action Required
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: 2026-05-13

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
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
MANAGEMENT/COMMENTS SUMMARY	19-22
SITE MAP	23

Site: 1

Comments:

Treatment in progress
Site has PA. This has been treated.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 2

Comments:

Site looks good
Site looks good. Water levels are very low and flow structure appears to be damaged.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Treatment in progress
Site is experiencing some submersed vegetation and has a treatment in progress.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 4

Comments:

Site looks good

Site is looking well. Flow structure will need to be monitored as there is a crack present.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Site looks good

Site looks great. Open water looks well. Beneficials present along shoreline.



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
Grass growth within what's left of the water. Site is almost completely dry.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 8

Comments:

Normal growth observed
Site has some minor shoreline growth.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 9

Comments:

Normal growth observed
Site water levels are starting to rise. Minor growth within site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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:

Treatment in progress
Site has some algae. Shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 12

Comments:

Site looks good
GSR along the perimeter is looking nice. Site is looking good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 13

Comments:

Normal growth observed

Native plants within the site. Mild shoreline growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 14

Comments:

Normal growth observed

Growth within site present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 15

Comments:

Normal growth observed

Flow structure looks well. Shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



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 clear of any nuisance growth. Erosion around flow structure and cracks on concrete.



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. Cracked flow structure.



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:

Surface algae

Site: 22

Comments:

Normal growth observed

Shoreline weeds along the pond bank. Flow structure appears broken. Mild shoreline weeds growth in site.

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 overall. Mild shoreline weeds along pond perimeter.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 25

Comments:

Site looks good

Site looks good. Shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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. Small group of spatterdock present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 29

Comments:

Normal growth observed

Spatter dock throughout site. Site has some grass growth along shoreline.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



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:

Normal growth observed
Water level is still very low.
Shoreline growth within site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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:

Site looks good
Shoreline weeds cleared up nicely. Flow structures look well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 34

Comments:

Site looks good

Site looks great. There are no current concerns with this site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 35

Comments:

Site looks good

Site had submersed growth last month but treatment was effective and it is no longer a concern.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

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:

Site looks good
Shoreline weeds present.
Spatterdock seen and water level is very 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:

Normal growth observed
Minor shoreline weeds present.
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.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 42

Comments:

Normal growth observed
Nuisance growth noted along back side of site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 43

Comments:

Site looks good

Site had algae last visit and now it has cleared up nicely



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 44

Comments:

Normal growth observed

Minor shoreline growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

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:

Normal growth observed

Shoreline weeds in back of site have been treated.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 49

Comments:

Site looks good

Site has gone almost completely dry. No nuisance growth within site.



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 May, Grand Hampton ponds are looking well. We continue to stay on top of the sites and control any new growth and shoreline weeds right away. We have very low water levels but we are starting to get some rain. Many flow structures seen through the community are cracked or broken, and some are starting to erode on the sides. A few that were inspected and seen broken are #2, #10, #19, #20, and 22. Beneficial plants are looking well and most sites are in great shape. All sites have been treated and treatment may take 10 - 14 days for full effect. We are hoping we get more rain soon to see these ponds start to fill back up, and our goal is to stay on top of any submersed/shoreline growth.

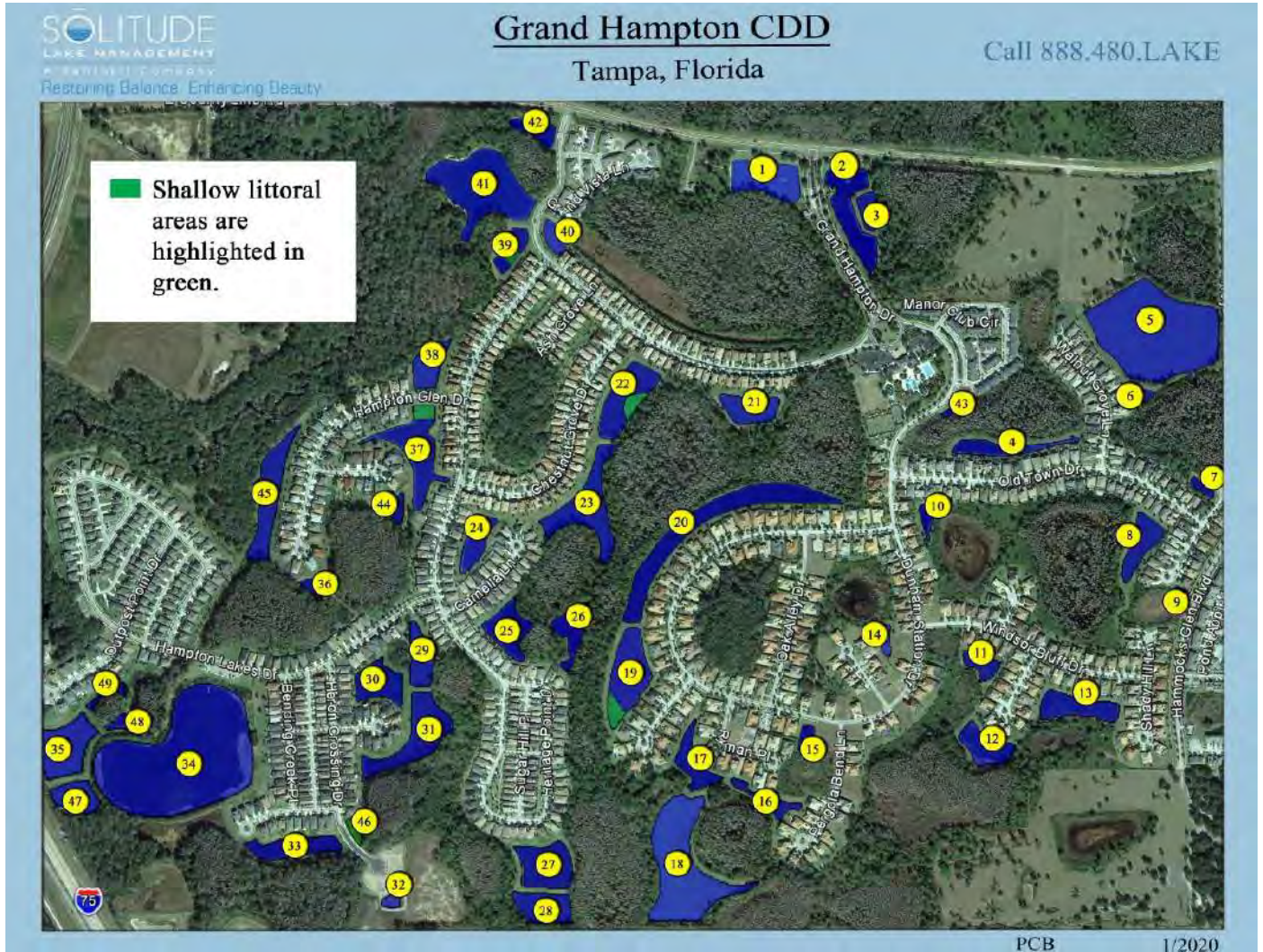
Very little algae within sites but more shoreline growth due to the exposed banks. Sites #3 had some submersed aquatic vegetation present.

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	Treatment in progress	Planktonic algae	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Treatment in progress	Submersed vegetation	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	Normal growth observed	Shoreline weeds	Routine maintenance next visit
8	Normal growth observed	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Normal growth observed	Shoreline weeds	Routine maintenance next visit
11	Treatment in progress	Surface algae	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
14	Normal growth observed	Species non-specific	Routine maintenance next visit
15	Normal growth observed	Shoreline weeds	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	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

Site	Comments	Target	Action Required
24	Normal growth observed	Shoreline weeds	Routine maintenance next visit
25	Site looks good	Species non-specific	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	Normal growth observed	Shoreline weeds	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
31	Normal growth observed	Shoreline weeds	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	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	Normal growth observed	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	Normal growth observed	Species non-specific	Routine maintenance next visit
43	Site looks good	Species non-specific	Routine maintenance next visit
44	Normal growth observed	Species non-specific	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

Site	Comments	Target	Action Required
47	Site looks good	Species non-specific	Routine maintenance next visit
48	Normal growth observed	Shoreline weeds	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 7

**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:**

4/29/2026 & 5/1/26

Accomplishments

4/29/26

- Picked up a plastic bottle and a torn piece of cloth around the pond on Savannah Point Dr
- Picked up plastic bottles and paper towels around the playground across from Eagles Landing Way
- Picked up ripped paper towels around the ponds and spotted a plastic bottle in the pond on Outpost Point Dr
- Spotted plastic bags on the shore of the Hampton Lake Dr lake and picked up a bottle from the dock

5/1/26

- Picked up a plastic bottle and a fishing lure along the shore of the Savannah Point dr pond
- Picked up paper bags in the parking lot on Hampton Lake Dr
- Spotted a plastic bottle in the pond on Hampton Glen Dr
- Picked up plastic bottles and spotted other plastic bottles in the ponds on Outpost Point Dr

**Grand Hampton
Weekly Report:**

5/6/2026 & 5/8/26

Accomplishments

5/6/26

- Spotted two plastic bottles in the pond on Savannah Point Dr
- Picked up paper towels and napkins along the basketball court across from Eagles Landing Way
- Spotted water bottles in the ponds on Outpost Point Dr
- Picked up a plastic cup and wrappers under the dock on Hampton Lake Dr

5/8/26

- Picked up food wrappers around the playground across from Eagles Landing Way
- Picked up plastic cups and cans around the bushes of the clubhouse parking lot
- Picked up plastic bags around the entrance ponds and spotted water bottles in the shallow end
- Spotted water bottles and cans in the ponds on Outpost Point Dr Picked up plastic bottles and spotted other plastic bottles in the ponds on Outpost Point Dr

**Grand Hampton
Weekly Report:**

5/13/2026 & 5/15/26

Accomplishments

5/13/26

- Picked up a plastic bottle around the pond on Savannah Point Dr
- Picked up wrappers along the playground and basketball court across from Eagles Landing Way
- Picked up a water bottle along the shore of one of then Hampton Glen Dr ponds
- Picked up wrappers around the entrance ponds and a water bottle from the shore
- Spotted water bottles in the ponds on Outpost Point Dr
- Picked up food wrappers by the benches on Hampton Lake Dr

5/15/26

- Picked up a plastic ball and a ziplock bag around the playground across from Eagles Landing Way
- Picked up plastic bags along Club Vista ln
- Picked up a plastic water bottle along the shore of the entrance ponds
- Spotted plastic bottles in the ponds on Savannah Point Dr

**Grand Hampton
Weekly Report:**

5/20/2026 & 5/22/26

Accomplishments

5/20/26

- Picked up a can and plastic wrap along the shore of the Savannah Point Dr pond
- Picked up a plastic bag around the entrance ponds
- Picked up a can of chips and a water bottle from the shore of the Outpost Point Dr ponds
- Picked up socks in the parking lot and wrappers from the dock on Hampton Lake Dr
- Spotted missing cinderblocks on the wall on Outpost Point Dr

5/22/26

- Picked up cans on the shoreline of the entrance ponds
- Spotted plastic bottles and cans in the ponds on Outpost Point Dr
- Spotted a glass bottle in the lake in Hampton Lake Dr

**Grand Hampton
Weekly Report:**

11/26/2025 & 11/28/2025

Accomplishments

11/26/25

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

11/28/25

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

**Grand Hampton
Weekly Report:**

12/10/2025 & 12/12/2025

Accomplishments

12/10/25

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

12/12/25

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

**Grand Hampton
Weekly Report:**

12/24/2025 & 12/26/2025

Accomplishments

12/24/25

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

12/26/25

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

**Grand Hampton
Weekly Report:**

12/31/2025 & 1/2/2026

Accomplishments

12/31/25

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

1/2/26

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

Tab 8



UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 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

June 4

2026

G
R
A
N
D

H
A
M
P
T
O
N

<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$638,956
Reserve Fund Cash & Investment Balance:	\$270,991
Debt Service Fund Investment Balance:	<u>\$1,301,062</u>
Total Cash and Investment Balances:	\$2,211,009
General Fund Expense Variance: \$39,250	Under Budget



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet
As of 04/30/2026
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	138,974	0	0	138,974	0	0
Investments	499,982	270,991	1,301,062	2,072,035	0	0
Accounts Receivable	3,199	0	12,005	15,204	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	1,313,067
Amount To Be Provided Debt Service	0	0	0	0	0	5,476,933
Total Assets	642,980	270,991	1,313,067	2,227,038	10,535,006	6,790,000
Liabilities						
Accounts Payable	953	0	0	953	0	0
Accrued Expenses	800	0	0	800	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	6,790,000
Total Liabilities	1,753	0	0	1,753	0	6,790,000
Fund Equity & Other Credits						
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	127,337	9,806	745,762	882,904	0	0
Total Fund Equity & Other Credits	641,228	270,991	1,313,067	2,225,285	10,535,006	0
Total Liabilities & Fund Equity	642,980	270,991	1,313,067	2,227,038	10,535,006	6,790,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,035	6,035
Special Assessments				
Tax Roll	222,708	222,708	222,938	230
Total Revenues	<u>222,708</u>	<u>222,708</u>	<u>228,973</u>	<u>6,265</u>
Expenditures				
Legislative				
Supervisor Fees	10,000	5,833	2,200	3,633
Total Legislative	<u>10,000</u>	<u>5,833</u>	<u>2,200</u>	<u>3,633</u>
Financial & Administrative				
Accounting Services	17,741	10,349	10,349	0
Administrative Services	5,013	2,925	2,925	0
Assessment Roll	5,570	5,570	5,570	0
Auditing Services	3,600	3,600	500	3,100
District Engineer	19,800	11,550	3,854	7,695
District Management	25,174	14,684	14,685	1
Dues, Licenses & Fees	750	750	209	541
Financial & Revenue Collections	5,570	3,250	3,249	0
Legal Advertising	3,000	1,750	507	1,243
Miscellaneous Fees	500	291	670	(379)
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	1,888	1,888	0
Total Financial & Administrative	<u>101,003</u>	<u>67,892</u>	<u>55,332</u>	<u>12,560</u>
Legal Counsel				
District Counsel	14,405	8,403	1,945	6,458
Total Legal Counsel	<u>14,405</u>	<u>8,403</u>	<u>1,945</u>	<u>6,458</u>
Stormwater Control				
Aquatic Maintenance	45,024	26,264	26,264	0
Aquatic Plant Replacement	16,182	9,440	0	9,440
Lake/Pond Bank Maintenance & Repair	2,650	1,546	0	1,546
Miscellaneous Expense	500	291	0	291
Stormwater System Maintenance	3,000	1,750	0	1,750
Total Stormwater Control	<u>67,356</u>	<u>39,291</u>	<u>26,264</u>	<u>13,027</u>
Other Physical Environment				
General Liability Insurance	4,285	4,285	3,566	719
Property Insurance	515	515	363	152
Total Other Physical Environment	<u>4,800</u>	<u>4,800</u>	<u>3,929</u>	<u>871</u>
Parks & Recreation				
Landscape Maintenance	4,000	2,334	300	2,034
Management Contract	21,144	12,334	11,667	667
Total Parks & Recreation	<u>25,144</u>	<u>14,668</u>	<u>11,967</u>	<u>2,701</u>

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Total Expenditures	<u>222,708</u>	<u>140,887</u>	<u>101,637</u>	<u>39,250</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>81,821</u>	<u>127,336</u>	<u>45,515</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>81,821</u>	<u>641,228</u>	<u>559,406</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	915	915
Special Assessments				
Tax Roll	8,891	8,891	8,891	0
Total Revenues	<u>8,891</u>	<u>8,891</u>	<u>9,806</u>	<u>915</u>
Expenditures				
Contingency				
Capital Reserve	8,891	8,891	0	8,891
Total Contingency	<u>8,891</u>	<u>8,891</u>	<u>0</u>	<u>8,891</u>
Total Expenditures	<u>8,891</u>	<u>8,891</u>	<u>0</u>	<u>8,891</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>9,806</u>	<u>9,806</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>261,185</u>	<u>261,185</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>270,991</u>	<u>270,991</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,003	14,003
Special Assessments				
Tax Roll	636,654	636,654	637,290	636
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>651,293</u>	<u>14,639</u>
Expenditures				
Debt Service				
Interest	201,654	201,654	105,638	96,016
Principal	435,000	435,000	0	435,000
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>105,638</u>	<u>531,016</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>105,638</u>	<u>531,016</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>545,655</u>	<u>545,655</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>436,743</u>	<u>436,743</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>982,398</u>	<u>982,398</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,187	4,187
Special Assessments				
Tax Roll	232,350	232,350	232,582	232
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>236,769</u>	<u>4,419</u>
Expenditures				
Debt Service				
Interest	72,350	72,350	36,662	35,688
Principal	160,000	160,000	0	160,000
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>36,662</u>	<u>195,688</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>36,662</u>	<u>195,688</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>200,107</u>	<u>200,107</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>130,562</u>	<u>130,562</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>330,669</u>	<u>330,669</u>

**Grand Hampton CDD
Investment Summary
April 30, 2026**

<u>Account</u>	<u>Investment</u>	Balance as of <u>April 30, 2026</u>
Valley National Bank	Governmental Checking	\$ 499,982
	Total General Fund Investments	<u>\$ 499,982</u>
Valley National Bank	Governmental Checking	\$ 20,075
Hancock Bank Capital Reserve	Money Market Account	250,916
	Total Reserve Fund Investments	<u>\$ 270,991</u>
US Bank Series 2014 Revenue	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	\$ 750,732
US Bank Series 2014 Reserve	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	222,771
US Bank Series 2014 Prepayment	First American Funds Inc SHS -Z-Treasury Obligation Fund 3678	100
US Bank Series 2016 Revenue	First American Funds Inc SHS -Institutional Government Fund 3763	268,930
US Bank Series 2016 Reserve	First American Funds Inc SHS -Institutional Government Fund 3763	57,909
US Bank Series 2016 Prepayment	First American Funds Inc SHS -Institutional Government Fund 3763	620
	Total Debt Service Fund Investments	<u>\$ 1,301,062</u>

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

**Grand Hampton Community Development District
Summary A/R Ledger
From 04/01/2026 to 04/30/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
770, 2699	770-001	770 General Fund	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	3,199.38
Sum for 770, 2699							3,199.38
770, 2701	770-200	770 Debt Service Fund S2014	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	8,794.99
Sum for 770, 2701							8,794.99
770, 2702	770-201	770 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00002907	12110	10/01/2025	3,209.78
Sum for 770, 2702							3,209.78
Sum for 770							15,204.15
Sum Total							15,204.15

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
770, 2699	770 General Fund	04/02/2026	Grau & Associates, P.A.	29034	Audit Services FY 24/25	500.00
	770 General Fund	04/29/2026	Times Publishing Company	86939-042926	Legal Advertising 04/26	452.50
	Sum for 770, 2699					952.50
	Sum for 770					952.50
	Sum Total					952.50

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2026.
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.

Tab 9



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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

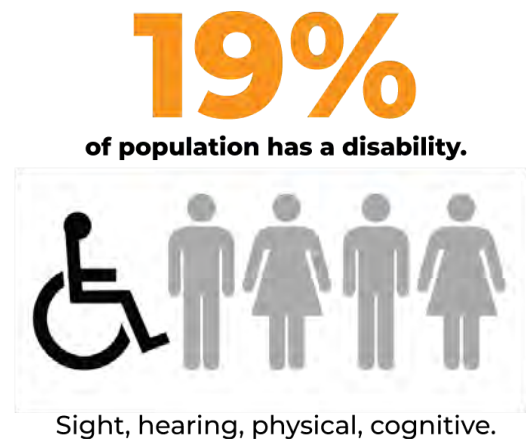
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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

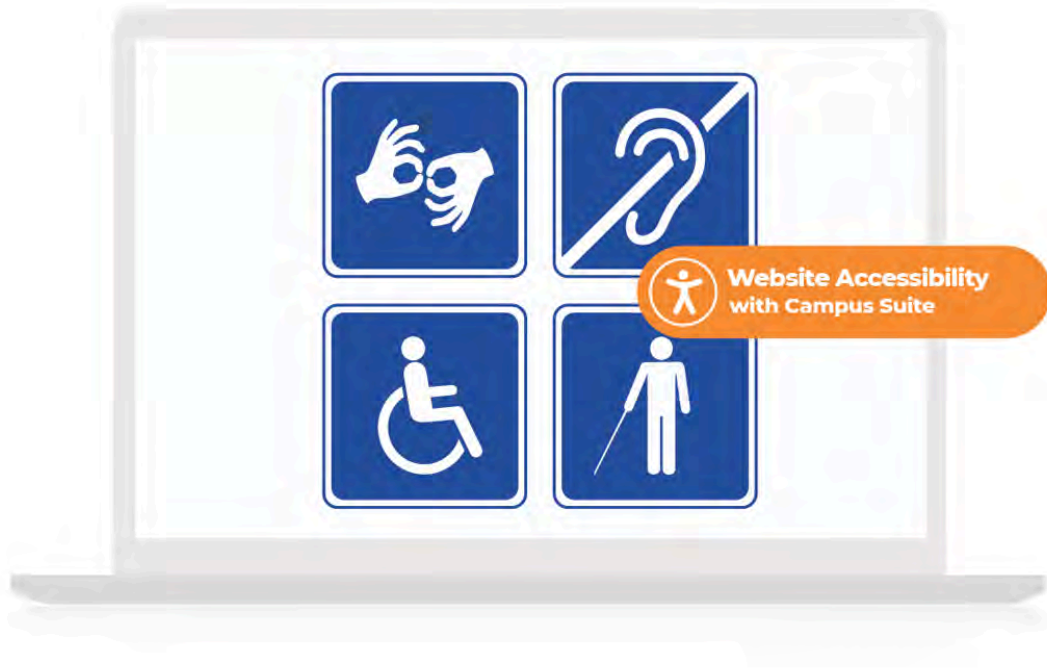
Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

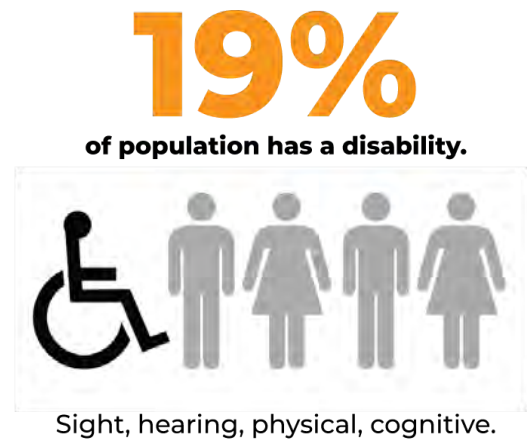
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 10

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	Board Supervisor, Vice-Chairman
Joe Farrell	Board Supervisor, Assistant Secretary
Alicia Stremming	Board Supervisor, Assistant Secretary

Also present were:

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

Audience	Present
----------	----------------

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

<p>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.</p>

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

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.

105
106
107

108
109
110

111
112

Secretary / Assistant Secretary

Chairman / Vice Chairman

113

Tab 11

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures 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>
Report Total				<u>\$ 12,812.25</u>

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
Subtotal			\$1,043.19
Total			\$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
		Subtotal	\$4,563.17
		Total	\$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
Subtotal			\$44.10
Total			\$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
Subtotal			\$496.17
Total			\$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
Subtotal			\$383.99
Total			\$383.99

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
1/6/2026	2981

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
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!		Total		\$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:	
	Total:	\$384.38
	Amount Paid:	\$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

Subscription start: 10/3/2025
Subscription end: 10/2/2026

[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)
PAY THIS AMOUNT				\$152.50

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
PAY THIS AMOUNT				\$549.00

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

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>
Report Total				<u>\$ 13,500.89</u>

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
		Subtotal	\$4,563.17
		Total	\$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
Subtotal			\$32.90
Total			\$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
Subtotal			\$1,170.32
Total			\$1,170.32

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
2/5/2026	2995

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
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			Total	\$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
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$3,300.00
TOTAL AMOUNT DUE				\$3,300.00



GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures 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>
Report Total				<u>\$ 11,276.02</u>

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
Subtotal			\$511.11
Total			\$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
		Subtotal	\$4,563.17
		Total	\$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
Subtotal			\$30.80
Total			\$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
Subtotal			\$1,043.19
Total			\$1,043.19

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
3/15/2026	3006

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
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!		Total		\$948.75



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: 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>
PAY THIS AMOUNT		\$427.00

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,784.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100501	INV0000108124	Accounting Services 04/26	\$ 4,563.17
Rizzetta & Company, Inc.	100502	INV0000108153	Personnel Reimbursement 03/26	\$ 500.01
Rizzetta & Company, Inc.	100504	INV0000108188	Auto Mileage & Travel 03/26	\$ 31.50
Rizzetta & Company, Inc.	100505	INV0000108215	Personnel Reimbursement , Amenity Management & Oversight 04/26	\$ 1,159.25
Rizzetta & Company, Inc.	100511	INV0000109083	Personnel Reimbursement 04/26	\$ 136.35
Schappacher Engineering, LLC	100503	3019	Engineering Services 03/26	\$ 82.50
School Now	100508	INV-SN-1350	Website Compliance & Management 04/26	\$ 384.38
Solitude Lake Management, LLC	100509	PSI251137	Lake & Pond Management Services 04/26	\$ 3,752.00
Straley Robin Vericker	100510	28150	Legal Services 03/26	<u>\$ 175.00</u>
Report Total				<u>\$ 10,784.16</u>

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

Invoice

Date	Invoice #
4/2/2026	INV0000108124

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,478.42	\$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
Subtotal			\$4,563.17
Total			\$4,563.17

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

Invoice

Date	Invoice #
3/27/2026	INV0000108153

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$500.01	\$500.01
Subtotal			\$500.01
Total			\$500.01

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

Invoice

Date	Invoice #
4/1/2026	INV0000108188

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Auto Mileage & Travel	31.50	\$1.00	\$31.50
Subtotal			\$31.50
Total			\$31.50

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

Invoice

Date	Invoice #
4/10/2026	INV0000108215

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$666.67	\$666.67
Personnel Reimbursement	1.00	\$492.58	\$492.58
Subtotal			\$1,159.25
Total			\$1,159.25

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

Invoice

Date	Invoice #
4/24/2026	INV0000109083

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$136.35	\$136.35
Subtotal			\$136.35
Total			\$136.35

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
4/7/2026	3019

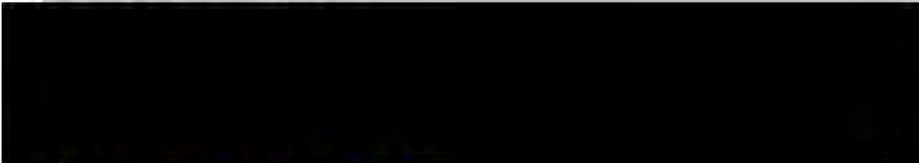
Bill To
Grand Hampton CDD c/o Avid Xchange P.O. Box 32414 Charlotte, NC 28232

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
3/13/2026	Prepare map, highlight wetland and conservation areas behind resident who encroached areas. Send documents to CDD manager and attorney.	0.5	165.00	82.50
Please make checks payable to Schappacher Engineering Thank you for your business!			Total	\$82.50

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

Invoice # INV-SN-1350
Invoice Date: 4/1/2026
Due Date: 5/1/2026
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
Subscription start: 10/3/2025		Subtotal: \$384.38
Subscription end: 10/2/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38



[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: PSI251137
 Invoice Date: 4/1/2026

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 4/1/2026
 Due Date 5/1/2026
 Terms Net 30

Customer ID 5472
 P.O. Number
 P.O. Date 4/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 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

April 15, 2026

Client: 001015

Matter: 000001

Invoice #: 28150

Page: 1

RE: General Matters

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount	
3/10/2026	AM	RESEARCH SEATS FOR GENERAL ELECTION; PREPARE PUBLICATION AD FOR QUALIFYING PERIOD.	0.5	\$87.50	
3/19/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.5	\$87.50	
			<hr/>	<hr/>	
			Total Professional Services	1.0	\$175.00

April 15, 2026
Client: 001015
Matter: 000001
Invoice #: 28150

Page: 2

Total Services	\$175.00	
Total Disbursements	\$0.00	
Total Current Charges		\$175.00
Previous Balance		\$427.00
Less Payments		(\$427.00)
PAY THIS AMOUNT		\$175.00

Please Include Invoice Number on all Correspondence