



Rizzetta & Company

Grand Hampton Community Development District

Board of Supervisors' Regular Meeting May 2, 2024

**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	Chairman
	Shawn Cartwright	Vice Chairman
	Joe Farrell	Assistant Secretary
	Alicia Stremming	Assistant Secretary
	Andrew Tapp	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Mark Straley	Straley, Robin & Vericker
District Engineer	Rick Schappacher	Schappacher Engineering

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

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

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

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

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

April 24, 2024

Board of Supervisors
Grand Hampton Community
Development District

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, May 02, 2024, 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 2024/2025 Proposed Budget (*Under Separate Cover*)
 1. Consideration of Resolution 2024-01; Approving Fiscal Year 2024/2025 Proposed Budget and Setting Public Hearing Tab 1
- 5. STAFF REPORTS**
 - A.** District Engineer
 - B.** District Counsel
 1. Discussion of Easement Encroachment Agreement
 - C.** Aquatics Report
 1. Review of Waterway Inspection Report Tab 2
 - D.** District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement Tab 3
- 6. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 4, 2024 Tab 4
 - B.** Consideration of Operation & Maintenance Expenditures for March 2024 Tab 5
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; 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, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**“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 SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT 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 the following date, hour, and location:

DATE: _____, 2024

HOOR: 3:00 p.m.

LOCATION: The Grand Hampton Clubhouse
8301 Dunham Station Drive
Tampa, FL 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 the City of Tampa, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 2, 2024.

Attest:

**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 2024/2025

Tab 2

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2024-04-22

Prepared for:

Darryl Adams, District Manager
Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Prepared by:

Nick Margo, Aquatic Biologist

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

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Site: 1**Comments:**

Site looks good

The site is in overall good condition with some arrowhead along the perimeter. There is minimal nuisance vegetation or algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Treatment in progress

The site has been treated twice in the past three weeks for algae. We are aware of the fountain situation. We will follow up with another treatment when time allows

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Site looks good

The site is in good condition with minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 4**Comments:**

Treatment in progress

The site was recently treated for brown surface algae. Allow 7 to 14 days for full results. There is minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The water level dropped further but the site remains in good condition with minimal nuisance vegetation other than torpedograss.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The water level dropped further but the site now has little decay and no noted regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March 2024

April 2024

Site: 7**Comments:**

Treatment in progress

The site was recently treated for nuisance alligatorweed. It may senesce some of the club rush with it. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed

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

Site looks good

The site remains in good condition with no new algae growth and minimal new shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site has no water again but no growth since last month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March 2024

April 2024

Site: 10**Comments:**

Treatment in progress

The site was recently treated for gold surface algae. Please allow 7 to 14 days for full results. There is minimal nuisance, shoreline weeds

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Requires attention

Algae has returned to the site and it will require another algicide application for control.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Site looks good

The bladderwort growth has not expanded and the site is a bit improved. We will keep an eye on the algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 13**Comments:**

Treatment in progress

The site was recently treated for algae, floating weeds and shoreline vegetation. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Site looks good

There is decay from a previous weed treatment but no new growth and no algae to note since there is minimal water again.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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

Site looks good

The site's water level is down a little but the site remains in good condition with no noted algae and minimal nuisance, shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 16

Comments:

Treatment in progress

The site was recently treated for surface algae. Please allow 7 to 14 days for the full results.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 17

Comments:

Treatment in progress

The site was recently treated for algae. Please allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18

Comments:

Site looks good

The site remains in good condition with minimal issues affecting the site at time of inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 19**Comments:**

Treatment in progress

The site was recently treated for algae and shoreline weeds. Allow 7 to 14 days for the full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Treatment in progress

The site was recently treated for algae and shoreline weeds. Allow 7 to 14 for the full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Site looks good

The site remains in good condition with minimal algae and minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 22**Comments:**

Site looks good

The site remains unchanged from last month and is in good condition with minimal algae and minimal nuisance, shoreline weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site is improved with much less decay than last month. There is minimal noted nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The water level is up and the site looks to be in good condition with no noted algae and minimal nuisance vegetation. The water clarity is good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 25**Comments:**

Normal growth observed

There is a lot of torpedograss regrowth within the decay that will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Torpedograss

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

Site looks good

The site remains in good condition with minimal issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

There is a lot of torpedograss regrowth due to the water level dropping. This growth will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 28**Comments:**

Site looks good

The site remains in good condition with minimal algae and minimal nuisance, shoreline weeds

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site has less nuisance vegetation that last month and is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

The site has some brown algae along the perimeter, most likely from decay, that will require an algicide application for an attempt at control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 31

Comments:

Site looks good
The site remains in good condition with no rebound algae and minimal nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 32

Comments:

Site looks good
The site remains in good condition with no algae and no noted nuisance weed regrowth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 33

Comments:

Site looks good
The site continues to have some decay but no noted regrowth and minimal algae.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 34**Comments:**

Site looks good

The site looks good; There is still some torpedograss decay but no noted regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

The site will require a reapplication of algicide in an attempt for control of some brown algae that has emerged.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Treatment in progress

The site was recently treated for algae. Please allow 7 to 14 days for the full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 37**Comments:**

Treatment in progress

The site was recently treated for some shoreline weed growth as the water level goes down. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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

Site looks good

Still has some decay further up on the bank but minimum regrowth and a healthy amount of native vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site remains in good condition with no noted algae and minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 40**Comments:**

Treatment in progress

The site was recently treated for surface algae and submersed Chara. Allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site has some minor decay from treating the seasonal growth but remains in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site remains in good condition with minimal nuisance weeds and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 43**Comments:**

Treatment in progress

The site was recently treated for planktonic algae and surface algae. Please allow 7 to 14 days for full results. There is minimal nuisance vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

The site is improved since last month but will require further algicide application for better algae control.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Normal growth observed

The site has some submersed southern naiad blooming in the water column that will require an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 46**Comments:**

Site looks good

The pickerelweed is in bloom and the site is in mostly good condition with few issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site remains in good condition but continues to have some primrose and torpedograss decay but no new regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Site looks good

The site remains in good condition with minimal nuisance, shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 49**Comments:**

Site looks good

The spatterdock is mostly gone and there are no other issues with the site to note.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

Site:**Comments:****Action Required:****Target:****Management Summary**

We are back up with the amount of sites we are finding algae on this month, but up to date most of them have been treated minute 3 or 4. All the water levels falling from hot weather and a lack of rain have really flipped a lot of sites around in a month.

We noted 14 sites as having algae and receiving or needing treatment. These includes sites 2, 4, 10, 11, 13, 16, 17, 19, 20, 30, 35, 36, 40, 43 & 44. Out if these all but 11, 30, 35 & 44 have been treated within the past week. Before the end of the month we will try to get to the last 4. As the water goes down it is exposing a lot of submersed algae and algae growing among decay so it is my opinion this is why there is such a sudden uptick. The 90-degree weather so early does not help either.

We are also aware of the situation with the fountain on site 2. It has been treated twice in the last 3 weeks. We will treat it again when we legally can. There has been a notable reduction in algae but it looks to still be producing benthic algae which then floats up to the surface.

Site 45 has a submersed naiad bloom topping out and was treated with systemic herbicide. It may take 2 to 3 weeks to see the results here.

Site 13 had some floating weeds but they look to have died quickly after an algae treatment in the site.

Sites 7, 13, 25, 27, 37 & 45 all have some significant shoreline weed growth. Most of these sites had high water levels last month and now they are down significantly. This can lead to a lot of seasonal growth and decay regrowth. Sites such as 13 & 27 are good examples to decay regrowth. This month sites 25 & 27 are the only two we have yet to treat for torpedograss, the others are awaiting the full results of application and possible reapplication.

We will keep an eye on most of these sites as some of them will probably require reapplication due to the current temperature and lack or precipitation. No other issues were noted during the inspection.

Thank You 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	Treatment in progress	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Treatment in progress	Alligatorweed	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	Treatment in progress	Surface algae	Routine maintenance next visit
11	Requires attention	Surface algae	Routine maintenance next visit
12	Site looks good	Species non-specific	Routine maintenance next visit
13	Treatment in progress	Surface algae	Routine maintenance next visit
14	Site looks good	Shoreline weeds	Routine maintenance next visit
15	Site looks good	Species non-specific	Routine maintenance next visit
16	Treatment in progress	Species non-specific	Routine maintenance next visit
17	Treatment in progress	Surface algae	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
19	Treatment in progress	Surface algae	Routine maintenance next visit
20	Treatment in progress	Surface algae	Routine maintenance next visit
21	Site looks good	Species non-specific	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit
23	Site looks good	Species non-specific	Routine maintenance next visit

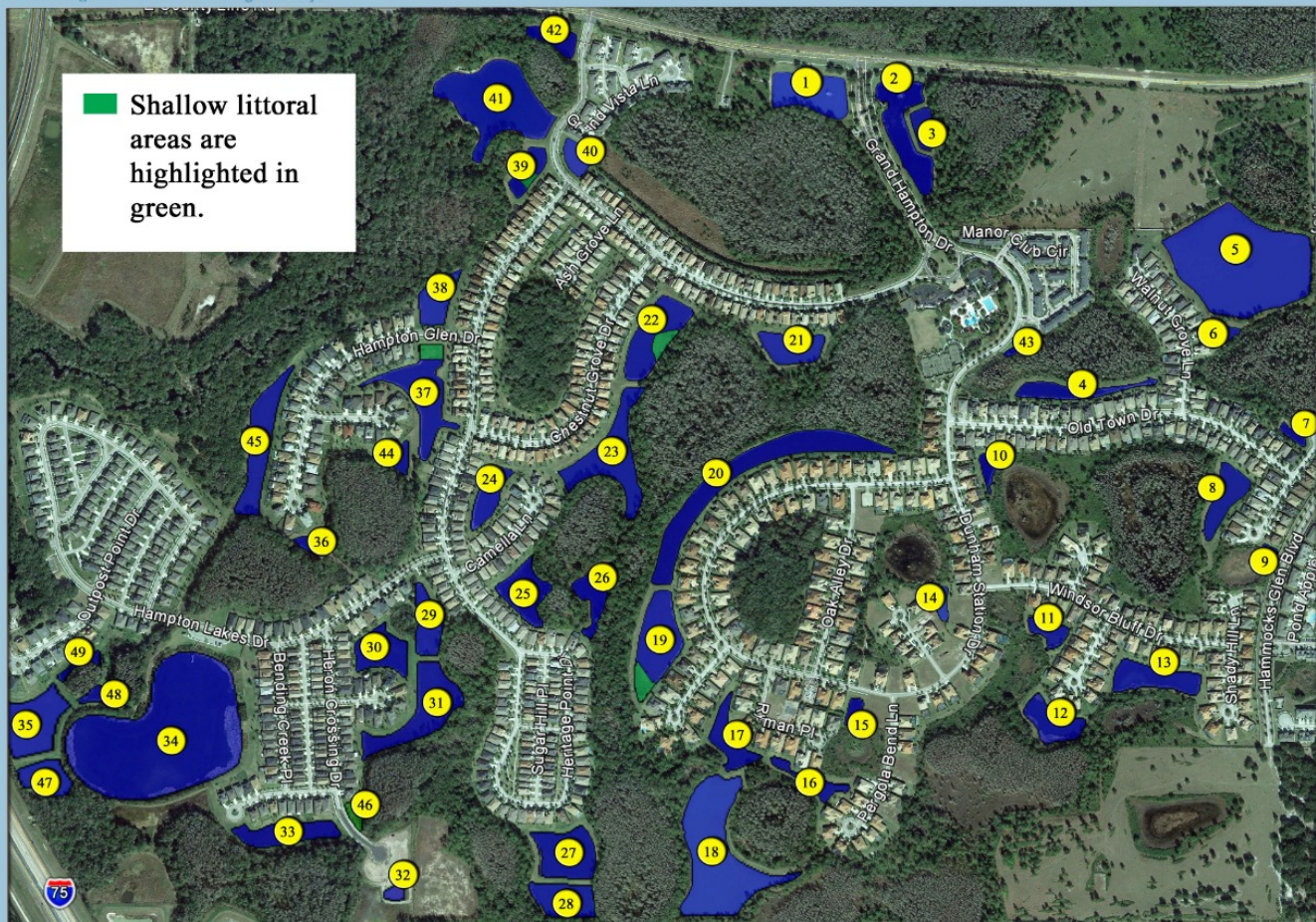
Site	Comments	Target	Action Required
24	Site looks good	Species non-specific	Routine maintenance next visit
25	Normal growth observed	Torpedograss	Routine maintenance next visit
26	Site looks good	Species non-specific	Routine maintenance next visit
27	Normal growth observed	Shoreline weeds	Routine maintenance next visit
28	Site looks good	Species non-specific	Routine maintenance next visit
29	Site looks good	Species non-specific	Routine maintenance next visit
30	Normal growth observed	Surface algae	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	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Normal growth observed	Surface algae	Routine maintenance next visit
36	Treatment in progress	Surface algae	Routine maintenance next visit
37	Treatment in progress	Shoreline weeds	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	Treatment in progress	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	Treatment in progress	Species non-specific	Routine maintenance next visit
44	Normal growth observed	Surface algae	Routine maintenance next visit
45	Normal growth observed	Submersed vegetation	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

SOLITUDE
LAKE MANAGEMENT
A Rentokil Company
Restoring Balance. Enhancing Beauty.

Grand Hampton CDD Tampa, Florida

Call 888.480.LAKE



PCB

1/2020

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 6, 2024, at 3:00pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Joe Farrell); Term 11/20-11/24 (Seat 5-Shawn Cartwright)

District Manager's Report

May 2

2024

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FINANCIAL SUMMARY

3/31/2024

General Fund Cash &
Investment Balance:

\$542,548

Reserve Fund Cash &
Investment Balance:

\$248,784

Debt Service Fund
Investment Balance:

\$1,193,162

**Total Cash and Investment
Balances:**

\$1,984,494

**General Fund Expense
Variance: \$25,736**

**Under
Budget**



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

March 31, 2024

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 03/31/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	382,153	(62,472)	19,039	338,720	0	0
Investments	160,395	311,256	1,174,123	1,645,774	0	0
Accounts Receivable	8,421	0	31,599	40,020	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	1,224,761
Amount To Be Provided Debt Service	0	0	0	0	0	6,680,239
Total Assets	551,794	248,784	1,224,761	2,025,339	10,535,006	7,905,000
Liabilities						
Accrued Expenses	2,115	0	0	2,115	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,905,000
Total Liabilities	2,115	0	0	2,115	0	7,905,000
Fund Equity & Other Credits						
Beginning Fund Balance	420,496	230,586	495,550	1,146,632	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	129,183	18,198	729,211	876,592	0	0
Total Fund Equity & Other Credits	549,679	248,784	1,224,761	2,023,224	10,535,006	0
Total Liabilities & Fund Equity	551,794	248,784	1,224,761	2,025,339	10,535,006	7,905,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 03/31/2024	Year To Date 03/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,698	(2,698)
Special Assessments				
Tax Roll	214,599	214,599	216,732	(2,133)
Total Revenues	214,599	214,599	219,430	(4,831)
Expenditures				
Legislative				
Supervisor Fees	10,000	5,000	3,800	1,200
Total Legislative	10,000	5,000	3,800	1,200
Financial & Administrative				
Accounting Services	16,562	8,281	8,281	0
Administrative Services	4,680	2,340	2,340	0
Assessment Roll	5,200	5,200	5,200	0
Auditing Services	3,400	0	640	(640)
Bank Fees	0	0	210	(210)
Disclosure Report	1,000	1,000	0	1,000
District Engineer	19,800	9,900	5,808	4,092
District Management	23,501	11,750	11,751	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	5,200	2,600	2,600	0
Legal Advertising	3,000	1,500	0	1,500
Miscellaneous Fees	500	250	257	(7)
Public Officials Liability Insurance	3,842	3,842	3,458	384
Trustees Fees	6,556	6,556	6,929	(373)
Website Hosting, Maintenance, Backup & E	3,000	1,500	1,369	131
Total Financial & Administrative	96,416	54,894	49,017	5,877
Legal Counsel				
District Counsel	14,405	7,203	5,551	1,651
Total Legal Counsel	14,405	7,203	5,551	1,651
Stormwater Control				
Aquatic Maintenance	43,716	21,858	21,858	0
Aquatic Plant Replacement	19,615	9,807	0	9,808
Lake/Pond Bank Maintenance & Repair	2,000	1,001	1,480	(480)
Miscellaneous Expense	500	250	34	216
Stormwater System Maintenance	2,500	1,250	0	1,250
Total Stormwater Control	68,331	34,165	23,372	10,794

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 03/31/2024	Year To Date 03/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
General Liability Insurance	3,494	3,494	3,144	350
Landscape Maintenance	4,000	2,000	350	1,650
Property Insurance	501	501	477	24
Total Other Physical Environment	7,995	5,995	3,971	2,024
 Parks & Recreation				
Management Contract	17,452	8,726	4,536	4,190
Total Parks & Recreation	17,452	8,726	4,536	4,190
Total Expenditures	214,599	115,983	90,246	25,736
 Total Excess of Revenues Over(Under) Expenditures	0	98,616	129,184	(30,568)
 Fund Balance, Beginning of Period	0	0	420,495	(420,496)
Total Fund Balance, End of Period	0	98,616	549,679	(451,064)

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 03/31/2024	Year To Date 03/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,198	(1,198)
Special Assessments				
Tax Roll	17,000	17,000	17,000	0
Total Revenues	<u>17,000</u>	<u>17,000</u>	<u>18,198</u>	<u>(1,198)</u>
Expenditures				
Contingency				
Capital Reserve	17,000	8,500	0	8,500
Total Contingency	<u>17,000</u>	<u>8,500</u>	<u>0</u>	<u>8,500</u>
Total Expenditures	<u>17,000</u>	<u>8,500</u>	<u>0</u>	<u>8,500</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>8,500</u>	<u>18,198</u>	<u>(9,698)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>230,586</u>	<u>(230,586)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>8,500</u>	<u>248,784</u>	<u>(240,284)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 03/31/2024	Year To Date 03/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,836	(13,836)
Special Assessments				
Tax Roll	636,654	636,654	642,523	(5,869)
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>656,359</u>	<u>(19,705)</u>
Expenditures				
Debt Service				
Interest	395,000	395,000	123,863	271,138
Principal	241,654	241,654	0	241,654
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>123,863</u>	<u>512,792</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>123,863</u>	<u>512,792</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>532,496</u>	<u>(532,496)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>383,274</u>	<u>(383,274)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>915,770</u>	<u>(915,770)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 03/31/2024	Year To Date 03/31/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,223	(4,223)
Special Assessments				
Tax Roll	232,350	232,350	234,492	(2,141)
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>238,715</u>	<u>(6,364)</u>
Expenditures				
Debt Service				
Interest	82,350	82,350	42,000	40,350
Principal	150,000	150,000	0	150,000
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>42,000</u>	<u>190,350</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>42,000</u>	<u>190,350</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>196,715</u>	<u>(196,715)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>112,276</u>	<u>(112,276)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>308,991</u>	<u>(308,991)</u>

**Grand Hampton CDD
Investment Summary
March 31, 2024**

<u>Account</u>	<u>Investment</u>	<u>Balance as of March 31, 2024</u>
The Bank of Tampa	Money Market Account	\$ 5,062
The Bank of Tampa ICS Program: Merchants Bank of Indiana	Money Market Account	155,333
Total General Fund Investments		<u>\$ 160,395</u>
The Bank of Tampa Capital Reserve ICS Program: Merchants Bank of Indiana	Money Market Account	\$ 62,419
Hancock Bank Capital Reserve	Money Market Account	248,837
Total Reserve Fund Investments		<u>\$ 311,256</u>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 655,810
US Bank Series 2014 Reserve	First American Treasury Obligation Fund Class Z	222,771
US Bank Series 2014 Prepayment	First American Treasury Obligation Fund Class Z	91
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	236,922
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	57,909
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	620
Total Debt Service Fund Investments		<u>\$ 1,174,123</u>

Grand Hampton Community Development District
Summary A/R Ledger
From 03/1/2024 to 03/31/2024

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
770, 2699							
	770-001	770 General Fund	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	8,421.27
Sum for 770, 2699							8,421.27
770, 2701							
	770-200	770 Debt Service Fund S2014	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	23,149.81
Sum for 770, 2701							23,149.81
770, 2702							
	770-201	770 Debt Service Fund S2016	Hillsborough County Tax Collec- tor	AR00001363	12110	10/01/2023	8,448.64
Sum for 770, 2702							8,448.64
Sum for 770							40,019.72
Sum Total							40,019.72

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
March 31, 2024

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2024.
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 FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 4

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, April 4, 2024, at 3:00 p.m.** at the Grand Hampton Clubhouse, located at 8301 Dunham Station Drive, Tampa, FL 33647.

Present and constituting a quorum:

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

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Vivek Babbar	District Counsel, Straley Robin Vericker
Alicia Stremming	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Rick Schappacher	District Engineer, Schappacher Eng.
Nick Margo	Representative, Solitude

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams opened the regular CDD Meeting in person at 3:01 p.m. and noted that there were five audience members in attendance.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Audience Comments

The Board entertained comments and questions from residents on the easement blockage and removal options.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Schappacher reviewed the status of the Crosscreek project.

On a motion from Ms. Tutich, seconded by Mr. Cartwright, with all in favor, the Board of Supervisors approved the Crosscreek Environment Swale excavation at Wetland 28-I, for the Grand Hampton Community Development District.

On a motion from Ms. Tutich, seconded by Ms. Stremming, with three in favor and Mr. Tapp and Mr. Farrell opposing, the Board of Supervisors approved seeking additional Counsel from Johnathen and Johnson regarding the encroachment of CDD easements, for the Grand Hampton Community Development District.

Mr. Schappacher discussed the BK Land Survey and informed the Board that BK Land that didn't encroach on CDD property.

The Board requested multiple bids for the removal not to exceed \$2,500.
The Board requested the District Engineer to investigate the overgrowth between Pond 34 and Pond 47.

B. District Counsel

1. Discussion of Easement Encroachment Agreement

Mr. Babbar discussed the Easement Encroachment Agreement.

The Board requested District Counsel to draft a 60-day termination notice in the revised agreement.

Mr. Schappacher mentioned the Board will have to set goals for the community and send them to the governor for approval.

C. Presentation of Aquatics Report

1. Review of Waterway Inspection Report/Budget

Mr. Margo presented the Waterway Inspection Report.

Mr. Margo suggested a Board member come to visit Site #45 for approval.

D. District Manager

1. Presentation of District Manager Report and Monthly Financial Statement

Mr. Adams reminded the Board the next regular meeting will be held Thursday, May 2, 2024, at 3:00 p.m.

Florida Class will be set in June 2024.

2. Presentation of Quarterly Compliance Audit Report

No issues.

FIFTH ORER OF BUSINESS

Business Items

1. Discussion On FY 24-25 Budget

The Board discussed the FY 24-25 Budget. The Board will be approving the Fiscal Year 2024-2024 at their next meeting on May 2, 2024.

Also, Mr. Margo report to the Board that there will not be an increase in the next

fiscal year contract for Aquatics Services.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisor's Meeting held on
March 7, 2024**

On a motion from Ms. Tutich, seconded by Mr. Farrell, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on March 7, 2024, as presented, for the Grand Hampton Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for
February 2024**

On a motion from Mr. Cartwright, seconded by Mr. Tutich, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2024 in the amount of \$15,617.36, for the Grand Hampton Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests

Ms. Tutich requested Mr. Adams to look at the HOA approval forms and process.
Mr. Cartwright requested having an annual meeting with the HOA.

TENTH ORDER OF BUSINESS

Adjournment

The Board of Supervisors adjourned the meeting at 4:54 p.m., for the Grand Hampton Community Development District.

On a Motion by Mr. Cartwright, seconded by Ms. Tutich, with all in favor, the Board of Supervisors adjourned the meeting at 4:54 p.m., for the Grand Hampton Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

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 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,360.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alicia F Stremming	100203	AS030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Joseph Farrell	100204	JF030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Mercedes Tutich	100205	MT030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Rizzetta & Company, Inc.	100202	INV0000087954	District Management Fees 03/24	\$ 4,261.92
Rizzetta & Company, Inc.	100201	INV0000087982	Amenity Management & Oversight 03/24	\$ 917.91
Rizzetta & Company, Inc.	100209	INV0000088297	Personnel Reimbursement 03/24	\$ 225.36
Rizzetta & Company, Inc.	100212	INV0000088632	Personnel Reimbursement 03/24	\$ 440.22
Schappacher Engineering, LLC	100206	2621	Engineering Services 02/24	\$ 2,516.25
Shawn Cartwright	100207	SC030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Solitude Lake Management, LLC	100210	PSI052521	Lake & Pond Management Services 03/24	\$ 3,643.00
Straley Robin Vericker	100211	24284	Legal Services 02/24	<u>\$ 1,555.50</u>
Report Total				<u>\$ 14,360.16</u>

Grand Hampton CDD
Meeting Date: March 7, 2024

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
03-08-2024

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

[Signature]

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

Invoice

Date	Invoice #
3/1/2024	INV0000087954

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	\$1,380.17	\$1,380.17
Administrative Services	1.00	\$390.00	\$390.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Management Services	1.00	\$1,958.42	\$1,958.42
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,261.92
		Total	\$4,261.92

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

Invoice

Date	Invoice #
3/1/2024	INV0000087982

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

[illegible]

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

Invoice

Date	Invoice #
3/15/2024	INV0000088297

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

[illegible]

RECEIVED
03-18-2024

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

Invoice

Date	Invoice #
3/29/2024	INV0000088632

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	\$440.22	\$440.22
<div>RECEIVED 03-27-2024</div>	Subtotal		\$440.22
	Total		\$440.22

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
2/7/2024	2621

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
2/1/2024	Site review and attend CDD meeting and respond to easement violations.	5	165.00	825.00
2/2/2024	Forward documents to board members.	0.25	165.00	41.25
2/5/2024	Download and log site photos.	0.25	165.00	41.25
2/13/2024	Site review to check on easement locations, take site photos. Review storm structures in ponds for access. Download site photos and prepare photo summary of easement encroachment and forward to board members.	6	165.00	990.00
2/14/2024	Prepare photo summary reports and maps for easement encroachments. Send to all board members and staff.	3.5	165.00	577.50
2/27/2024	Respond to CDD manager regarding resident response to blocked easement.	0.25	165.00	41.25
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 03-06-2024		Total \$2,516.25



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: PSI052521
Invoice Date: 3/1/2024

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 3/1/2024
Due Date 3/31/2024
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 3/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,643.00	3,643.00
March Billing					
3/1/2024 - 3/31/2024					
Grand Hampton Cdd-Lake-ALL					
Grand Hampton Cdd-Lake-ALL					

RECEIVED
03.04.24

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,643.00

Subtotal: 3,643.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,643.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

C/O RIZZETTA & COMPANY, INC.

3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 19, 2024

Client: 001015

Matter: 000001

Invoice #: 24284

Page: 1

RE: General Matters

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	VKB	RESEARCH EMAILS AND FILES FROM 2019 RE: FENCE ENCROACHMENT ISSUE; DRAFT EMAIL TO BOARD RE: SAME; PREPARE FOR AND ATTEND BOARD MEETING.	4.1	\$1,250.50
2/22/2024	VKB	PREPARE FOR AND ATTEND CONFERENCE CALL WITH D. ADAMS AND M. TUTICH RE: EASEMENT ENCROACHMENTS AND FOLLOW UP ITEMS FROM BOARD MEETING.	1.0	\$305.00
Total Professional Services			5.1	\$1,555.50

March 19, 2024
Client: 001015
Matter: 000001
Invoice #: 24284

Page: 2

Total Services	\$1,555.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,555.50
Previous Balance		\$1,037.00
Less Payments		(\$1,037.00)
PAY THIS AMOUNT		\$1,555.50

RECEIVED
03-19-2024

Please Include Invoice Number on all Correspondence