



Rizzetta & Company

Grand Hampton Community Development District

**Board of Supervisors'
Regular Meeting
May 4, 2023**

**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	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 27, 2023

Board of Supervisors
Grand Hampton Community
Development District

FINAL AGENDA

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, May 4, 2023 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 FY 2023-2024 Proposed Budget.....Tab 1**
 1. Consideration of Resolution 2023-04, Approving Budget and Setting Public Hearing.....Tab 2
- 5. STAFF REPORTS**
 - A. District Counsel**
 1. Consideration of Revised Aquatics Management Agreement Tab 3
 - B. Presentation of Aquatics Report**
 1. Review of Waterway Inspection Report for April 2023 Tab 4
 2. Consideration of Aquatic Planting Proposal..... Tab 5
 - C. Field Inspection Report**
 - D. District Engineer**
 - E. District Manager**
 1. Presentation of April District Manager Report and Monthly Financial Statement Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 6, 2023 Tab 7**
 - B. Consideration of Operation & Maintenance Expenditures For March 2023 Tab 8**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1



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Grand Hampton Community Development District

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**Proposed Budget
for
Fiscal Year 2023/2024**

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Proposed Budget
Grand Hampton Community Development District
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	853	\$ 853	0	\$ 853	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 17,000	\$ (3,000)	
8								
9	TOTAL REVENUES	\$ 20,853	\$ 20,853	\$ 20,000	\$ 853	\$ 17,000	\$ (3,000)	
10								
11	Balance Forward from Prior Year (From Capital Reserves)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 20,853	\$ 20,853	\$ 20,000	\$ 853	\$ 17,000	\$ (3,000)	
14								
15								
16	EXPENDITURES							
17								
18	Contingency							
19	Capital Reserves	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 17,000	\$ (3,000)	
21								
22	TOTAL EXPENDITURES	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 17,000	\$ (3,000)	
23								
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ 853	\$ 853	\$ -	\$ 853	\$ -	\$ -	

Grand Hampton Community Development District

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2014	Series 2016	Budget for 2023/2024
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			
Financial & 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 any Prepaid Assessments.

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$231,598.85
Hillsborough County Collection Cost @	2%	\$4,927.64
Early Payment Discount @	4%	\$9,855.27
2023/2024 Total		<u>\$246,381.76</u>

2022/2023 O&M Budget	\$232,033.00
2023/2024 O&M Budget	\$231,598.85
Total Difference	<u><u>-\$434.15</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2014 Debt Service (Prior 2003) - Townhouse	\$528.07	\$528.07	\$0.00	0.00%
Operations/Maintenance - Townhouse	\$140.29	\$140.02	-\$0.27	-0.19%
Total	\$668.36	\$668.09	-\$0.27	-0.04%
Series 2014 Debt Service (Prior 2003) - Neo-Traditional	\$565.79	\$565.79	\$0.00	0.00%
Operations/Maintenance - Neo-Traditional	\$150.31	\$150.03	-\$0.28	-0.19%
Total	\$716.10	\$715.82	-\$0.28	-0.04%
Series 2016 (Prior 2005) Debt Service - Neo-Traditional	\$564.77	\$564.77	\$0.00	0.00%
Operations/Maintenance - Neo-Traditional	\$150.31	\$150.03	-\$0.28	-0.19%
Total	\$715.08	\$714.80	-\$0.28	-0.04%
Series 2014 Debt Service (Prior 2003) - Single Family 50'	\$754.39	\$754.39	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$200.41	\$200.03	-\$0.38	-0.19%
Total	\$954.80	\$954.42	-\$0.38	-0.04%
Series 2016 (Prior 2005) Debt Service - Single Family 50'	\$752.74	\$752.74	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$200.41	\$200.03	-\$0.38	-0.19%
Total	\$953.15	\$952.77	-\$0.38	-0.04%
Series 2014 Debt Service (Prior 2003) - Single Family 52'	\$754.39	\$754.39	\$0.00	0.00%
Operations/Maintenance - Single Family 52'	\$200.41	\$200.03	-\$0.38	-0.19%
Total	\$954.80	\$954.42	-\$0.38	-0.04%
Series 2016 (Prior 2005) Debt Service - Single Family 52'	\$752.74	\$752.74	\$0.00	0.00%
Operations/Maintenance - Single Family 52'	\$200.41	\$200.03	-\$0.38	-0.19%
Total	\$953.15	\$952.77	-\$0.38	-0.04%
Series 2014 Debt Service (Prior 2003) - Single Family 60'	\$905.27	\$905.27	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$240.49	\$240.04	-\$0.45	-0.19%
Total	\$1,145.76	\$1,145.31	-\$0.45	-0.04%
Series 2016 (Prior 2005) Debt Service - Single Family 60'	\$903.97	\$903.97	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$240.49	\$240.04	-\$0.45	-0.19%
Total	\$1,144.46	\$1,144.01	-\$0.45	-0.04%
Series 2016 (Prior 2005) Debt Service - Single Family 70'	\$1,129.53	\$1,129.53	\$0.00	0.00%
Operations/Maintenance - Single Family 70'	\$300.61	\$300.05	-\$0.56	-0.19%
Total	\$1,430.14	\$1,429.58	-\$0.56	-0.04%
Series 2014 Debt Service (Prior 2003) - Single Family 75'	\$1,131.59	\$1,131.59	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$300.61	\$300.05	-\$0.56	-0.19%
Total	\$1,432.20	\$1,431.64	-\$0.56	-0.04%
Series 2014 Debt Service (Prior 2003) - Single Family 85'	\$1,282.46	\$1,282.46	\$0.00	0.00%
Operations/Maintenance - Single Family 85'	\$340.70	\$340.06	-\$0.64	-0.19%
Total	\$1,623.16	\$1,622.52	-\$0.64	-0.04%

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$231,598.85
COLLECTION COSTS @	2.0%	\$4,927.64
EARLY PAYMENT DISCOUNT @	4.0%	\$9,855.27
TOTAL O&M ASSESSMENT		\$246,381.76

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT				
	O&M	SERIES 2014 DEBT SERVICE ^{(1) (2)}	SERIES 2016 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2014 DEBT SERVICE ⁽³⁾	2016 DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Townhouse	104	104		0.70	72.80	5.91%	\$14,562.47	\$140.02	\$528.07		\$668.09
Neo-Traditional	36	36		0.75	27.00	2.19%	\$5,400.92	\$150.03	\$565.79		\$715.82
Neo-Traditional	36		36	0.75	27.00	2.19%	\$5,400.92	\$150.03		\$564.77	\$714.80
Single Family 50'	190	190		1.00	190.00	15.43%	\$38,006.44	\$200.03	\$754.39		\$954.42
Single Family 50'	58		58	1.00	58.00	4.71%	\$11,601.97	\$200.03		\$752.74	\$952.77
Single Family 52'	107	105		1.00	107.00	8.69%	\$21,403.63	\$200.03	\$754.39		\$954.42
Single Family 52'	81		81	1.00	81.00	6.58%	\$16,202.75	\$200.03		\$752.74	\$952.77
Single Family 60'	105	104		1.20	126.00	10.23%	\$25,204.27	\$240.04	\$905.27		\$1,145.31
Single Family 60'	56		55	1.20	67.20	5.46%	\$13,442.28	\$240.04		\$903.97	\$1,144.01
Single Family 70'	65		64	1.50	97.50	7.92%	\$19,503.31	\$300.05		\$1,129.53	\$1,429.58
Single Family 75'	132	132		1.50	198.00	16.08%	\$39,606.71	\$300.05	\$1,131.59		\$1,431.64
Single Family 85'	106	106		1.70	180.20	14.63%	\$36,046.11	\$340.06	\$1,282.46		\$1,622.52
	1076	777	294		1231.70	100.00%	\$246,381.76				

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): (\$14,782.91)

Net Revenue to be Collected **\$231,598.85**

⁽¹⁾ Reflects three (3) prepayments for Series 2014 (prior Series 2003) and two (2) prepayments for Series 2016 (prior Series 2005).

⁽²⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding.

⁽³⁾ 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.

⁽⁴⁾ Annual assessment that will appear on November 2023 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.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.



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Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.



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Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.



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Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment



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Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 2

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; 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, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**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: August 3, 2023

HOUR: 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 4, 2023.

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 2023/2024

Tab 3

Aquatic Management Agreement

This Aquatic Management Agreement (this “**Agreement**”) is entered into as of May 1, 2023, between the **Grand Hampton Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Solitude Lake Management, LLC**, a Virginia limited liability company registered to do business in the State of Florida (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of the stormwater ponds within the boundaries of the District. The District desires to retain an independent contractor to provide stormwater pond monitoring and maintenance services on a regular basis. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

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 Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. The Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. The Contractor is licensed to apply herbicides, pesticides, and other chemicals necessary for the work to be performed pursuant to this Agreement.
 - c. The Contractor shall be liable for the decline or death of any beneficial aquatic plants, turf, shrubs, or trees due to the negligence of the Contractor.
3. **Scope of Services.**
 - a. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the scope of work described in **Schedule A** attached hereto.
 - b. The Contractor shall assign a dedicated account manager to the District.
 - c. The Contractor’s account manager will attend the District’s monthly meetings in person to provide updates to the Board and answer any questions regarding issues or concerns.
4. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of \$3,643.00 per month. Each month the Contractor shall submit an invoice for the work

performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor requests that all payments be remitted to 1320 Brookwood Drive, Suite H, Little Rock AR 72202.

6. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
7. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of,

or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Responsibilities of the District. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations

thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

- 18. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33514.

- 19. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.
- 22. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 25. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

- 26. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
 c/o Rizzetta and Company
 3434 Colwell Avenue,
 Suite 200
 Tampa, FL 33514
 Attn: Darryl Adams
darryla@rizzetta.com

To the Contractor:
 5869 Enterprise Parkway,
 Fort Myers, Florida 33905
 Attn: _____
 Email: _____

- 28. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 29. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written below.

Solitude Lake Management, LLC
 a Virginia limited liability company

Grand Hampton
Community Development District

 Name: _____
 Title: _____

 Mercedes Tutich
 Chair of the Board of Supervisors



SCHEDULE A - SERVICES

Aquatic Weed Control:

1. Lake(s) will be inspected on a **five (5) times per month** basis during the months of **September through April**, and on a **six (6) times per month** basis during the months of **May through August**.
2. 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 in the lake(s) at the time of application.
3. 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, including **five (5)** Littoral Zones, will be inspected on a **five (5) times per month** basis during the months of **September through April**, and on a **six (6) times per month** basis during the months of **May through August**.
2. 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.
3. 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.

Lake Algae Control:

1. Lake(s) will be inspected on a **five (5) times per month** basis during the months of **September through April**, and on a **six (6) times per month** basis during the months of **May through August**.
2. 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.



Lake Dye:

1. **Lake Dye** will be applied to the pond(s) on a **one (1) time per month** basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash and light debris will be removed from the lake(s) with each service and disposed 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.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

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 contract 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 contract 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.

Tab 4

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-04-21

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 remains in good condition with minimal nuisance vegetation and good water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Normal growth observed

A band of dark filamentous algae follows the perimeter of the site.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 3

Comments:

Site looks good

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



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good
The water level is falling quickly but there are no issues to note since the last inspection.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Site looks good
The site remains in good condition with no nuisance vegetation in the water column.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6

Comments:

Site looks good
The water level dropped more but the site remains in good condition with minimal nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 7

Comments:

Normal growth observed
The water level dropped a bit but there was no new nuisance weed growth to note.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 8

Comments:

Requires attention
The water level has dropped drastically and the water column has a dark algae bloom that will require algacide application.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 9

Comments:

Site looks good
The site remains dry with no issues to note.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 10

Comments:

Requires attention

The water is falling and algae came back to the site and it will require another round or two of treatments.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 11

Comments:

Normal growth observed

Some algae has bloomed in the water column as the water level recedes.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 12

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: 13

Comments:

Site looks good

The site remains in good condition with minimal algae and not much change since the last inspection.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 14

Comments:

Normal growth observed

The site is mostly dry and has some torpedograss regrowth within the exposed pond basin.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 15

Comments:

Site looks good

The algae in the site is greatly reduced since the last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 16

Comments:

Requires attention

The submersed vegetation responded well to treatment and now the site needs a treatment for algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 17

Comments:

Normal growth observed

The site still has some surface algae in areas that contain torpedograss decay.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18

Comments:

Site looks good

The site continues to be 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:

Normal growth observed

The site contains a dark band of filamentous algae along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 20

Comments:

Site looks good

The site continues to contain a good amount of decay but there is no nuisance weed regrowth observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 21

Comments:

Normal growth observed

The site has no nuisance, shoreline weed regrow the but some algae blooming along most of the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 22

Comments:

Site looks good

The site still contains no algae and is much improved.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 23

Comments:

Normal growth observed

The water level recedes triggering some torpedograss regrowth on the exposed bank and into the water.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 24

Comments:

Site looks good

The water level recedes more and the shelf is dry. There was no noted issues with the site since the last inspection.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 25

Comments:

Normal growth observed

The site still has some torpedograss regrowth along the perimeter within the Gulf Spikerush that will require reapplication of herbicide.

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:

Site looks good

There is some torpedograss decay along the perimeter but the site is in good condition with no other issues to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 28

Comments:

Site looks good

The site is in overall good condition with no issues to note since the last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 29

Comments:

Site looks good

The water level dropped but there is no nuisance weed regrowth. There is still a lot of decay from a previous shoreline weed treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 30

Comments:

Site looks good

The site continues to remain in good condition no new algae or shoreline weed growth and good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 31

Comments:

Site looks good

While the water level is receding, the site remains in good condition with minimal algae, minimal nuisance, shoreline weeds, and good water clarity

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 32

Comments:

Site looks good

The site remains in good condition with minimal nuisance weeds, has good water clarity, and a healthy stand of Gulf Spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 33

Comments:

Normal growth observed

The site contains torpedograss and spatterdock regrowth as well as some seasonal Chara growth in the water column.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: 34

Comments:

Normal growth observed

The site has some algae and Hydrilla along the perimeter that will require a boat for successful treatment.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 35

Comments:

Normal growth observed

The site has some seasonal algae and shoreline weed growths

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 36

Comments:

Normal growth observed

The site contains some bright green seasonal algae growth along the perimeter. The water level is also receding.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 37

Comments:

Normal growth observed

The site has both spatterdock regrowth and chara regrowth that will require reapplication to control.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds



Site: 38

Comments:

Site looks good

The site remains in good condition with a manageable amount of spatterdock and minimal nuisance shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 39

Comments:

Normal growth observed

The water level is receding and the one cove has some algae that cropped up as the area gets very shallow.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 40

Comments:

Normal growth observed
The site has some dark filamentous algae bloom as the water level recedes.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 41

Comments:

Site looks good
The site remains in good condition with a good diversity of native vegetation and minimal nuisance species growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 42

Comments:

Site looks good
The site remains in good condition with no submersed weed rebound growth and no other nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 43

Comments:

Site looks good

The site is almost dry but in good condition with minimal algae and submersed weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 44

Comments:

Site looks good

The site is in good condition with minimal nuisance vegetation and a hood mix of native, beneficial vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 45

Comments:

Requires attention

The site has southern naiad blooming throughout the water column.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



Site: 46

Comments:

Site looks good

The site is now dry but remains in good condition with minimal nuisance species growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 47

Comments:

Site looks good

The site remains in good condition with minimal issues currently affecting the site.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 48

Comments:

Normal growth observed

The spatterdock is gone but the site now has another planktonic algae bloom.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 49

Comments:

Site looks good

The site is almost dry compared to last month with minimal issues.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site:

Comments:

Action Required:

Target:

Management Summary

The amount of sites with algae is down from last month. We only see 10 sites this inspection that have significant amount of algae that requires treatment. Sites 2, 8, 10, 11, 19, 21, 35, 36 & 39 all have bands of filamentous algae along the perimeter. Site 48 has planktonic algae within most of the water column. Some sites like 8 & 21 have darker bands of algae that may take a few treatments to resolve but the others have bright green season algae that is usually easy to remedy.

We see some seasonal shoreline weed growth that will require attention on sites 7, 14, 23 & 25. In most cases it consists of some torpedo grass growth from the turf, down the exposed banks and into the water.

The spatterdock on site 33 & 37 will require reapplication to gain control.

Site 45 will require a treatment for submersed Southern Naiad.

Thank You For Choosing SOLitude Lake Management!

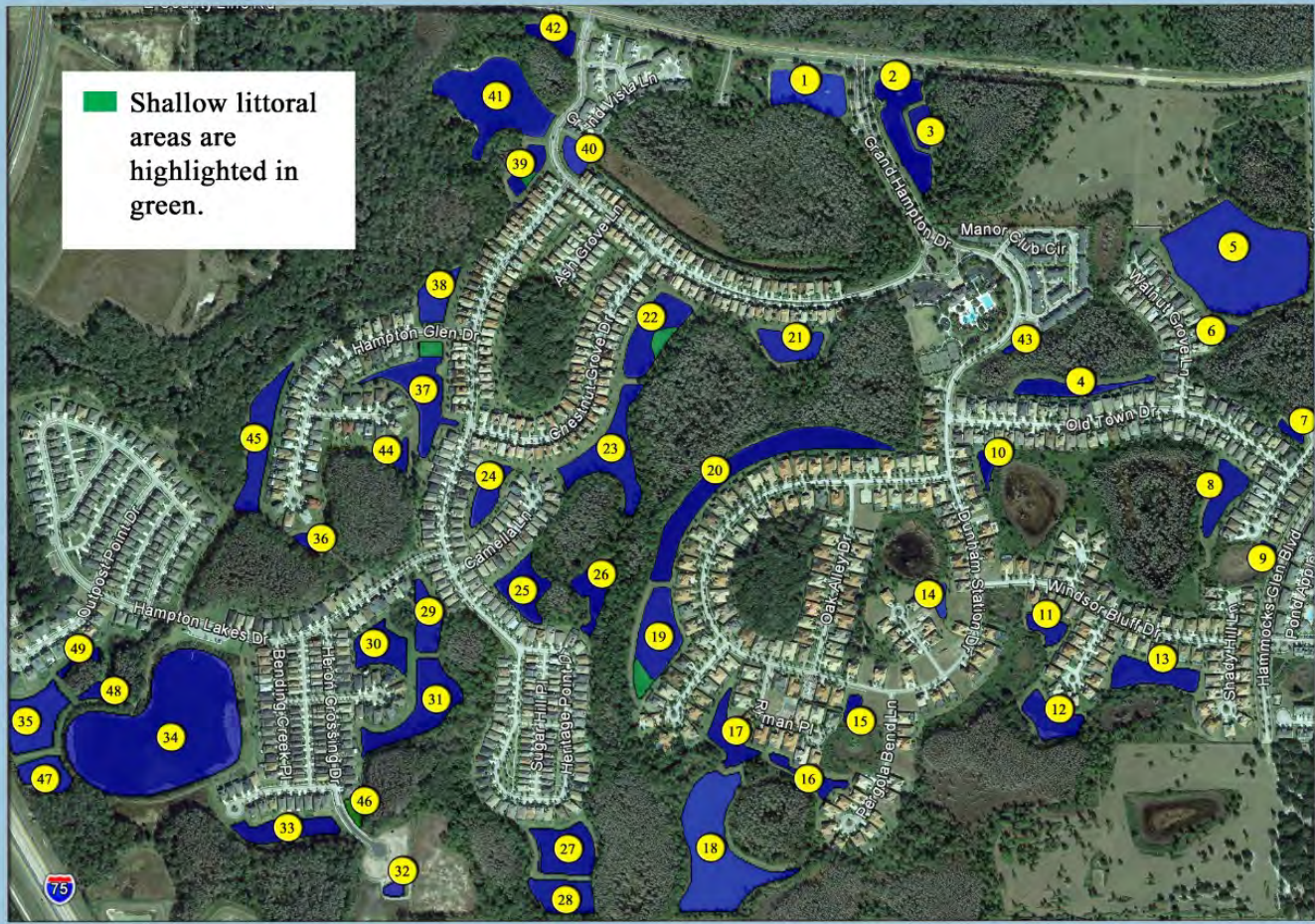
Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Normal growth observed	Surface algae	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance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

Site	Comments	Target	Action Required
24	Site looks good	Species non-specific	Routine maintenance next visit
25	Normal growth observed	Torpedoglass	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	Site looks good	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	Floating Weeds	Routine maintenance next visit
34	Normal growth observed	Submersed vegetation	Routine maintenance next visit
35	Normal growth observed	Surface algae	Routine maintenance next visit
36	Normal growth observed	Surface algae	Routine maintenance next visit
37	Normal growth observed	Floating Weeds	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit
39	Normal growth observed	Surface algae	Routine maintenance next visit
40	Normal growth observed	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	Site looks good	Species non-specific	Routine maintenance next visit
45	Requires attention	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	Normal growth observed	Planktonic algae	Routine maintenance next visit
49	Site looks good	Species non-specific	Routine maintenance next visit

Grand Hampton CDD
Tampa, Florida

Call 888.480.LAKE



PCB 1/2020

Tab 5

SERVICES CONTRACT

CUSTOMER NAME: Grand Hampton CDD
SUBMITTED TO: Darryl Adams
CONTRACT DATE: February 17, 2023
SUBMITTED BY: Jason Jaszczak
SERVICES: 2023 Planting

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$17,992.40**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. 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, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that 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 contract 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 the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. 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.

7. 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.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. 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.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

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

12. 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.

13. E-Verify. Solitude Lake Management LLC 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.

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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:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

Pond	Pickerelweed	Duck Potato	Gulf Spike Rush	Total	Littoral Shelf Plantin	Perimeter Planting
2	800	800	900	2,500	Yes	No
8	300	300	600	1,200	No	Yes
16	350	350	800	1,500	No	Yes
20	700	700	1,100	2,500	No	Yes (H/O side only)
21	175	175	400	750	No	Yes
35	400	400	600	1,400	No	Yes
36	125	125	210	460	No	Yes
39	150	150	300	600	No	Yes
40	150	150	300	600	No	Yes
42	150	150	200	500	No	Yes (non wild side only)
45	800	800	900	2,500	No	Yes

AQUATIC VEGETATION INSTALLATION

Aquatic Vegetation Installation:

1. Contractor will install the following aquatic vegetation in 4"- 18" of water:
2. This plant species is suited to live and thrive in water less than 24" in depth.
3. Contractor will plant the vegetation within the littoral shelf and pond perimeter.
4. All plants will be spaced 10-12 inches apart.
5. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
6. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
7. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
8. Contractor is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Contractor will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.

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9. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Contractor is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

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 contract 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.

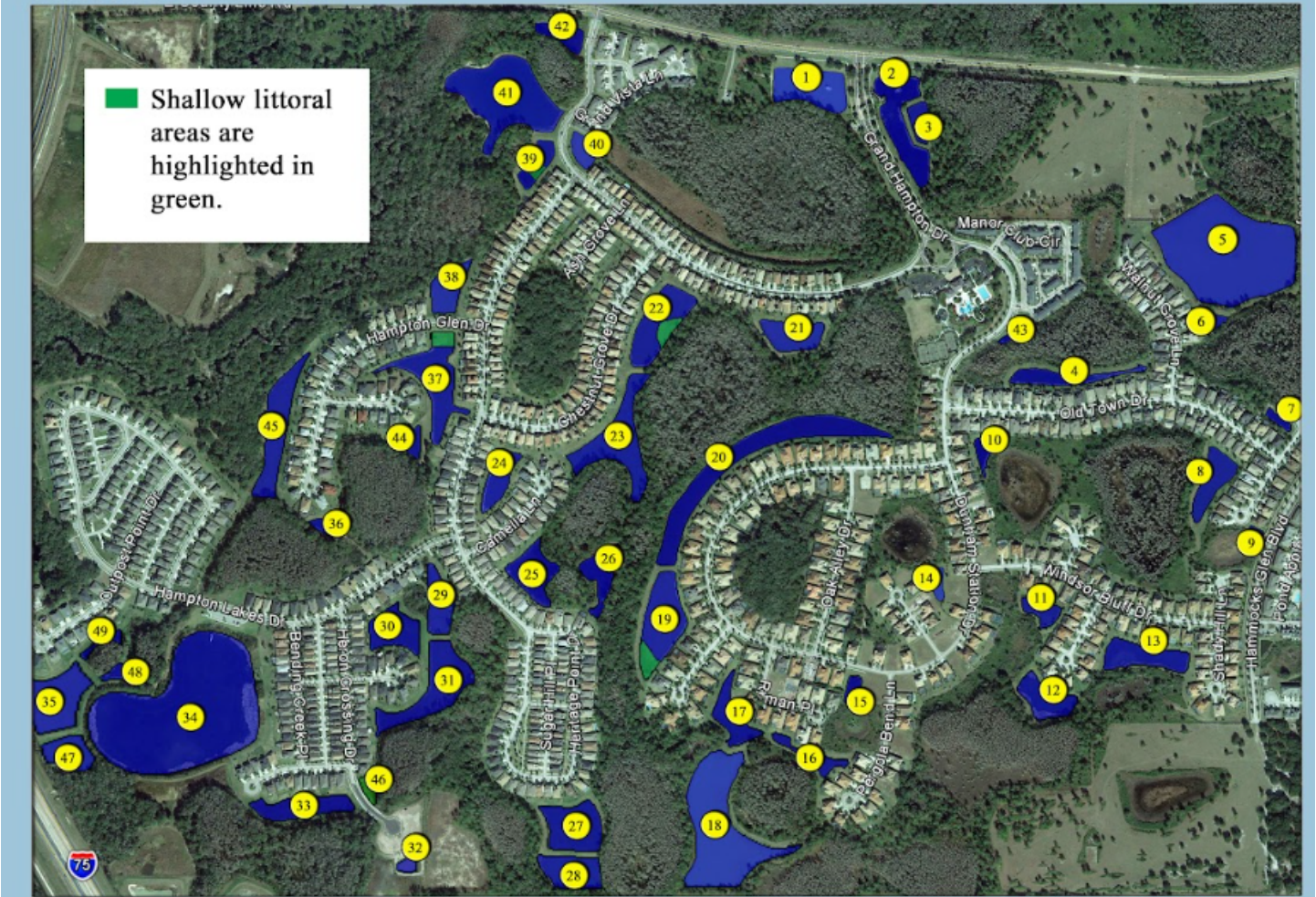
Customer Responsibilities (when applicable):

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 will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 1, 2023, at 3:00 pm
FY 2021-2022 Audit Completion Deadline: June 30, 2023

**District
Manager's
Report**

May 4

2023

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<u>FINANCIAL SUMMARY</u>		<u>3/31/2023</u>
General Fund Cash & Investment Balance:		\$429,770
Reserve Fund Cash & Investment Balance:		\$328,869
Debt Service Fund & Investment Balance:		<u>\$1,151,250</u>
Total Cash and Investment Balances:		\$1,909,889
General Fund Expense		Under
Variance: \$38,886		Budget



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

March 31, 2023

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet

As of 03/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	272,897	20,000	8,691	301,589	0	0
Investments	156,873	308,869	1,142,559	1,608,300	0	0
Accounts Receivable	7,813	0	29,263	37,076	0	0
Prepaid Expenses	750	0	0	750	0	0
Due From Other	61,717	0	0	61,717	0	0
Fixed Assets	0	0	0	0	10,535,006	0
Amount Available in Debt Service	0	0	0	0	0	1,180,513
Amount To Be Provided Debt Service	0	0	0	0	0	7,249,487
Total Assets	500,050	328,869	1,180,513	2,009,432	10,535,006	8,430,000
Liabilities						
Accounts Payable	4,954	0	0	4,954	0	0
Accrued Expenses	600	0	0	600	0	0
Due To Other	0	61,717	0	61,717	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,430,000
Total Liabilities	5,554	61,717	0	67,271	0	8,430,000
Fund Equity & Other Credits						
Beginning Fund Balance	352,947	246,299	475,370	1,074,617	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	141,549	20,853	705,143	867,543	0	0
Total Fund Equity & Other Credits	494,496	267,152	1,180,513	1,942,160	10,535,006	0
Total Liabilities & Fund Equity	500,050	328,869	1,180,513	2,009,432	10,535,006	8,430,000

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,961	(2,961)
Special Assessments				
Tax Roll	212,033	212,033	213,960	(1,927)
Total Revenues	212,033	212,033	216,921	(4,888)
Expenditures				
Legislative				
Supervisor Fees	10,000	5,000	2,800	2,200
Total Legislative	10,000	5,000	2,800	2,200
Financial & Administrative				
Administrative Services	4,680	2,340	2,340	0
District Management	23,501	11,751	11,751	0
District Engineer	19,800	9,900	1,002	8,898
Disclosure Report	1,000	500	0	500
Trustees Fees	6,556	6,556	3,000	3,556
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	2,600	2,600	0
Accounting Services	16,562	8,281	8,281	0
Auditing Services	3,300	0	0	0
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	3,000	1,500	0	1,500
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	500	250	0	250
Website Hosting, Maintenance, Backup & Email	3,000	1,500	1,369	131
Total Financial & Administrative	96,204	54,283	39,059	15,224
Legal Counsel				
District Counsel	14,405	7,386	1,976	5,410
Total Legal Counsel	14,405	7,386	1,976	5,410
Stormwater Control				
Aquatic Maintenance	43,544	21,772	21,158	614
Lake/Pond Bank Maintenance & Repair	2,000	1,000	0	1,000
Aquatic Plant Replacement	19,615	9,808	0	9,808
Stormwater System Maintenance	2,500	1,250	0	1,250
Miscellaneous Expense	500	250	0	250
Total Stormwater Control	68,159	34,080	21,158	12,922

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Property Insurance	364	364	334	30
General Liability Insurance	3,391	3,391	3,038	353
Landscape Maintenance	4,000	2,000	1,950	50
Total Other Physical Environment	7,755	5,755	5,322	433
Parks & Recreation				
Management Contract	15,510	7,755	5,058	2,697
Total Parks & Recreation	15,510	7,755	5,058	2,697
Total Expenditures	212,033	114,259	75,373	38,886
Total Excess of Revenues Over(Under) Expenditures	0	97,774	141,548	(43,774)
Fund Balance, Beginning of Period	0	0	352,948	(352,947)
Total Fund Balance, End of Period	0	97,774	494,496	(396,721)

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	853	(853)
Special Assessments				
Tax Roll	20,000	20,000	20,000	0
Total Revenues	<u>20,000</u>	<u>20,000</u>	<u>20,853</u>	<u>(853)</u>
Expenditures				
Contingency				
Capital Reserve	20,000	20,000	0	20,000
Total Contingency	20,000	20,000	0	20,000
Total Expenditures	<u>20,000</u>	<u>20,000</u>	<u>0</u>	<u>20,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>20,853</u>	<u>(20,853)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>246,299</u>	<u>(246,299)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>267,152</u>	<u>(267,152)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,729	(4,729)
Special Assessments				
Tax Roll	636,654	636,654	641,940	(5,286)
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>646,669</u>	<u>(10,015)</u>
Expenditures				
Debt Service				
Interest	256,654	256,654	132,413	124,242
Principal	380,000	380,000	0	380,000
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>132,413</u>	<u>504,242</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>132,413</u>	<u>504,242</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>514,256</u>	<u>(514,256)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>368,357</u>	<u>(368,357)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>882,613</u>	<u>(882,613)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,145	(1,145)
Special Assessments				
Tax Roll	232,350	232,350	234,279	(1,929)
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>235,424</u>	<u>(3,074)</u>
Expenditures				
Debt Service				
Interest	87,350	87,350	44,538	42,813
Principal	145,000	145,000	0	145,000
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>44,538</u>	<u>187,813</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>44,538</u>	<u>187,813</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>190,886</u>	<u>(190,886)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>107,013</u>	<u>(107,013)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>297,899</u>	<u>(297,899)</u>

**Grand Hampton CDD
Investment Summary
March 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 5,003
The Bank of Tampa ICS Program: Merchants Bank of Indiana	Money Market Account	151,870
	Total General Fund Investments	\$ 156,873
The Bank of Tampa Capital Reserve ICS Program: Merchants Bank of Indiana	Money Market Account	\$ 61,027
Hancock Bank Capital Reserve	Money Market Account	247,842
	Total Reserve Fund Investments	\$ 308,869
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 631,950
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	87
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	229,222
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	\$ 1,142,559

**Grand Hampton Community Development District
Summary A/R Ledger
From 03/01/2023 to 03/31/2023**

Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
770, 2699	770-001	770 General Fund	Hillborough County Tax Collector	AR00000354	10/01/2022	7,813.39 12110
Sum for 770, 2699						7,813.39
770, 2701	770-200	770 Debt Service Fund S2014	Hillborough County Tax Collector	AR00000354	10/01/2022	21,438.36 12110
Sum for 770, 2701						21,438.36
770, 2702	770-201	770 Debt Service Fund S2016	Hillborough County Tax Collector	AR00000354	10/01/2022	7,824.03 12110
Sum for 770, 2702						7,824.03
Sum for 770						37,075.78
Sum Total						37,075.78

See Notes to Unaudited Financial Statements

**Grand Hampton Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
770, 2699					
770 General Fund	08/01/2022	Rizzetta & Company, Inc.	RET0000001090	Personnel Reimbursement 05/26/22	(765.48)
770 General Fund	03/31/2023	Rizzetta & Company, Inc.	INV0000078928	Personnel Reimbursement 03/23	51.90
770 General Fund	03/03/2023	Rizzetta & Company, Inc.	INV0000078113	Amenity Management & Oversight / Personnel Reimbursement 03/23	547.50
770 General Fund	02/17/2023	Rizzetta & Company, Inc.	INV0000077296	Personnel Reimbursement 02/23	183.34
770 General Fund	03/17/2023	Rizzetta & Company, Inc.	INV0000078605	Personnel Reimbursement 03/23	147.50
770 General Fund	03/31/2023	Solitude Lake Management, LLC	PSI-60172	Lake & Pond Management Services 03/23	3,643.12
770 General Fund	03/30/2023	Straley Robin Vericker	22921	Legal Services 03/23	1,146.50
Sum for 770, 2699					4,954.38
Sum for 770					4,954.38
Sum Total					4,954.38

Grand Hampton Community Development District
Notes to Unaudited Financial Statements
March 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2023.
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 FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7

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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 6, 2023 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 <i>(via conference call)</i>
Alicia Stremming	Board Supervisor, Assistant Secretary
Andrew Tapp	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Vivek Babbar	District Counsel, Straley Robin Vericker
Rick Schappacher	District Engineer, Schappacher Engineering
Chris Haines	HOA Manager

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 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 audience does not have any comments to present to the Board.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar presented his report to the Board. The Board does not have any questions or comments at this time.

B. Presentation of Aquatics Report

The Board reviewed the waterway inspection report for March 2023.

The Board is requesting that a Solitude representative be present at the May 4, 2023 meeting.

The Board tabled the Aquatic Planting Proposal to the May 4, 2023 meeting. They want Mr. Babbar to review the contract.

The Board had a brief discussion about the revised Aquatics Renewal Contract. They would like the 50% term taken out of the contract. This was tabled to the May 4, 2023 meeting.

C. Field Inspection Report

Currently, there is nothing to address.

D. District Engineer

On a motion from Ms. Stremming seconded by Ms. Tutich, with all in favor, the Board approved the Pond bank Repairs not to exceed \$38,815, for the Grand Hampton Community Development District.

The Board held a brief discussion regarding encroaching on CDD property.

On a motion from Ms. Stremming, seconded by Ms. Tutich, with all in favor, the Board approved not encroaching on CDD easements for the Grand Hampton Community Development District.

E. District Manager

Mr. Adams reminded the Board the next regular meeting will be held Thursday, May 4, 2023 at 3:00PM.

The Board received the District Manager report and Monthly Financial Statement from Mr. Adams.

FIFTH ORDER OF BUSINESS

Consideration of Updated HOA Tree Replacement Proposal

The Board had a brief discussion about this proposal. It will take Mr. Haines about six months to get a final count on how many trees need to be replaced.

94 **SIXTH ORDER OF BUSINESS** **Discussion of Time Limitations on**
95 **Supervisors Debates**

96
97 Mr. Tapp recommended a five-minute time limit and the Board discussed
98 different ways to try and be faster in the discussions.
99

100 **SEVENTH ORDER OF BUSINESS** **Discussion of FY 2023-2024 Budget**

101
102 The Board reviewed and did not have any questions or comments at this time.
103

104 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
105 **of Supervisors' Meeting held on**
106 **March 2, 2023**

107
108 The Board received and reviewed the Minutes of the Board of Supervisors' Regular
109 Meeting held on March 2, 2023.
110

On a motion from Mr. Tapp, seconded by Mr. Cartwright, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on March 2, 2023, as presented, for the Grand Hampton Community Development District.

111
112 **NINTH ORDER OF BUSINESS** **Consideration of Operation &**
113 **Maintenance Expenditures for**
114 **February 2023**

115
116 Mr. Adams presented the February 2023 Operation and Maintenance
117 Expenditures for Board consideration.
118

On a motion from Ms. Tutich, seconded by Ms. Stremming, with all in favor, the Board of Supervisors approved ratifying the paid invoices from the Operation and Maintenance Expenditures for February 2023 in the amount of \$15,893.12 for the Grand Hampton Community Development District.

119
120 **TENTH ORDER OF BUSINESS** **Supervisor Requests**

121
122 There were no supervisor requests at this time.
123

124 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

125

On a Motion by Mr. Tapp, seconded by Ms. Tutich, with all in favor, the Board of Supervisors adjourned the meeting at 4:10 p.m. for the Grand Hampton Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alicia F Stremming	100072	AS030223	Board of Supervisors Meeting 03/02/23	\$ 200.00
Joseph Farrell	100073	JF030223	Board of Supervisors Meeting 03/02/23	\$ 200.00
Mercedes Tutich	100074	MT030223	Board of Supervisors Meeting 03/02/23	\$ 200.00
Rizzetta & Company, Inc.	100070	INV0000078077	District Management Fees 03/23	\$ 4,261.92
Shawn Cartwright	100075	SC030223	Board of Supervisors Meeting 03/02/23	\$ 200.00
Straley Robin Vericker	100076	22736	Legal Services 02/23	\$ 1,323.13
Report Total				<u>\$ 6,385.05</u>