



Rizzetta & Company

Grand Hampton Community Development District

**Board of Supervisors'
Regular Meeting
October 5, 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

September 27, 2023

Board of Supervisors
Grand Hampton Community
Development District

Dear Board Members:

The Grand Hampton Community Development District regular meeting of the Board of Supervisors will be held on **Thursday, October 5, 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. STAFF REPORTS**
 - A. District Counsel**
 1. Consideration of Easement Blockage Removal Letter
(Under Separate Cover)
 - B. Presentation of Aquatics Report**
 1. Review of Waterway Inspection ReportTab 1
 - C. Field Inspection Report**
 - D. District Engineer**
 - E. District Manager**
 1. Presentation of District Manager Report
and Monthly Financial Statement.....Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Cypress Trees on Dry to Marsh Areas**
(Previously tabled)
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors'**
Regular Meeting held on September 7, 2023.....Tab 3
 - B. Consideration of Operation & Maintenance Expenditures**
for August 2023.....Tab 4
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Grand Hampton CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-09-22

Prepared for:

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

Prepared by:

Nick Margo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1, 2, 3	3
PONDS 4, 5, 6	4
PONDS 7, 8, 9	5
PONDS 10, 11, 12	6
PONDS 13, 14, 15	7
PONDS 16, 17, 18	8
PONDS 19, 20, 21	9
PONDS 22, 23, 24	10
PONDS 25, 26, 27	11
PONDS 28, 29, 30	12
PONDS 31, 32, 33	13
PONDS 34, 35, 36	14
PONDS 37, 38, 39	15
PONDS 40, 41, 42	16
PONDS 43, 44, 45	17
PONDS 46, 47, 48	18
PONDS 49	19
MANAGEMENT/COMMENTS SUMMARY	19 - 22
SITE MAP	23

Site: 1

Comments:

Site looks good

The water level is back down, but the site remains in good condition with minimal nuisance weeds and minimal algae.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Site looks good

The site has some shoreline weed decay, but it's a much improved condition with reduced algae



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good

The site remains in good condition with minimal nuisance vegetation issues.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Normal growth observed

The site has some algae cropping back up that should be treated before it becomes a problem

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 5

Comments:

Site looks good

Note: if they weed eat the buffer closer to the edge we can get better treatments, otherwise the site is in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6

Comments:

Site looks good

The site has some decay from last month but it is in overall good condition with no new growth noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 7

Comments:

Site looks good

The site remains in good condition with a strong monoculture of Gulf Spikerush and no noted nuisance, shoreline vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 8

Comments:

Site looks good

The site still has a minimal amount of algae, but it is much reduced from last month and there is almost no nuisance shoreline weeds noted.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 9

Comments:

Site looks good

The water went down even more and there is still a lot of decay but no new growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 10

Comments:

Treatment in progress

The site still has algae, but it's reduced and the water quality looks better so we will repeat last months treatment.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 11

Comments:

Treatment in progress

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

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:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 14

Comments:

Site looks good

There's a little less decay than last month, and the site remains in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 15

Comments:

Normal growth observed

The site has some algae and torpedo grass regrowth that will require an algicide and herbicide application to control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 16

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 17

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 19

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 20

Comments:

Normal growth observed

The site still has some significant exposed bank containing torpedo grass regrowth that will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 21

Comments:

Treatment in progress

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

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 22

Comments:

Site looks good

The site still has some shoreline weed decay but remains in good condition with minimal regrowth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 23

Comments:

Site looks good

The site still has some decay, but has minimal regrowth and remains in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 24

Comments:

Normal growth observed

The site continues to have some patches of algae in the open water area and torpedograss growth in the shelf and will require retreatment.



Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 25

Comments:

Treatment in progress

The site was treated this week for shoreline weeds. Please allow 7 to 14 days for full results.

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

The site is much improved with both algae and shoreline weeds in decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 28

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 30

Comments:

Treatment in progress

The site was recently treated for algae and shoreline weeds, but will require a re-application. Please allow 14 days for algicide reapplication.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 31

Comments:

Normal growth observed

The site has some Chara regrowth that needs to be treated before it tops out creating algae mats.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 32

Comments:

Site looks good

The sites water level went down, and there is a high amount of decay, but there is no noted torpedo grass regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 33

Comments:

Site looks good

Site has minimal algae and seasonal nuisance weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 34

Comments:

Normal growth observed

We have a systemic herbicide treatment planned for the hydrilla next month.

Action Required:

Routine maintenance next visit

Target:

Hydrilla



Site: 35

Comments:

Site looks good

The site has very minimal algae and shoreline weed regrowth. It remains in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 36

Comments:

Site looks good

The site remains in good condition with minimal algae and nuisance weed regrowth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 37

Comments:

Site looks good

The Spatterdock is still in decay, and there is no other nuisance growth to note at this time

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 38

Comments:

Normal growth observed

There is almost no spatterdock, but the water level went down, and there is some shoreline weed growth that will require an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 39

Comments:

Site looks good

The site remains in good condition with most of the algae and shoreline weeds in decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 40

Comments:

Site looks good
The site is in good condition with minimal algae and minimal nuisance weed growth.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 41

Comments:

Site looks good
There is some decay from a recent Vine treatment, but the site remains in good overall condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 42

Comments:

Normal growth observed
There is some shoreline weed regrowth that will require an herbicide application.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 43

Comments:

Site looks good

The site remains in good condition and has no noted algae or nuisance vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 44

Comments:

Site looks good

The site continues to be in good condition with minimal nuisance vegetation and a good mix of native, beneficial vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 45

Comments:

Site looks good

The site is in improved condition, but we still cannot drive around the entirety of it.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 46

Comments:

Site looks good

Most of the shoreline weed we treated last month are in decay.

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 site has some shoreline weed regrowth along the perimeter that will require an herbicide application

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 49

Comments:

Normal growth observed

There continues to have some seasonal shoreline weed growth due to the now decreased water level.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site:

Comments:

Action Required:

Target:

Management Summary

We had about 11 sites this month containing some algae issues that required or require algicide treatments. These sites were 4, 10, 11, 13, 15, 16, 17, 21, 24, 30 & 31. However, just this week 7 of the sites were treated for algae and/or nuisance vegetation. These sites include 10, 11, 13, 16, 17, 21 & 30. Some may require a follow up and some are already starting to improve. We usually wait up until 14 days to see what needs to be reapplied. The remaining will be treated at the end of this month or the beginning of the up-coming one. Site 30 was probably the most significant bloom. It had been treated twice this month but still persists so it will most likely need a follow-up application.

Site 34 still has a significant amount of hydrilla and the growth rate is out pacing the amount of contact herbicide we are using so we plan to use a systemic herbicide in the water column to combat this growth in October. Decay should be seen within a month of that application.

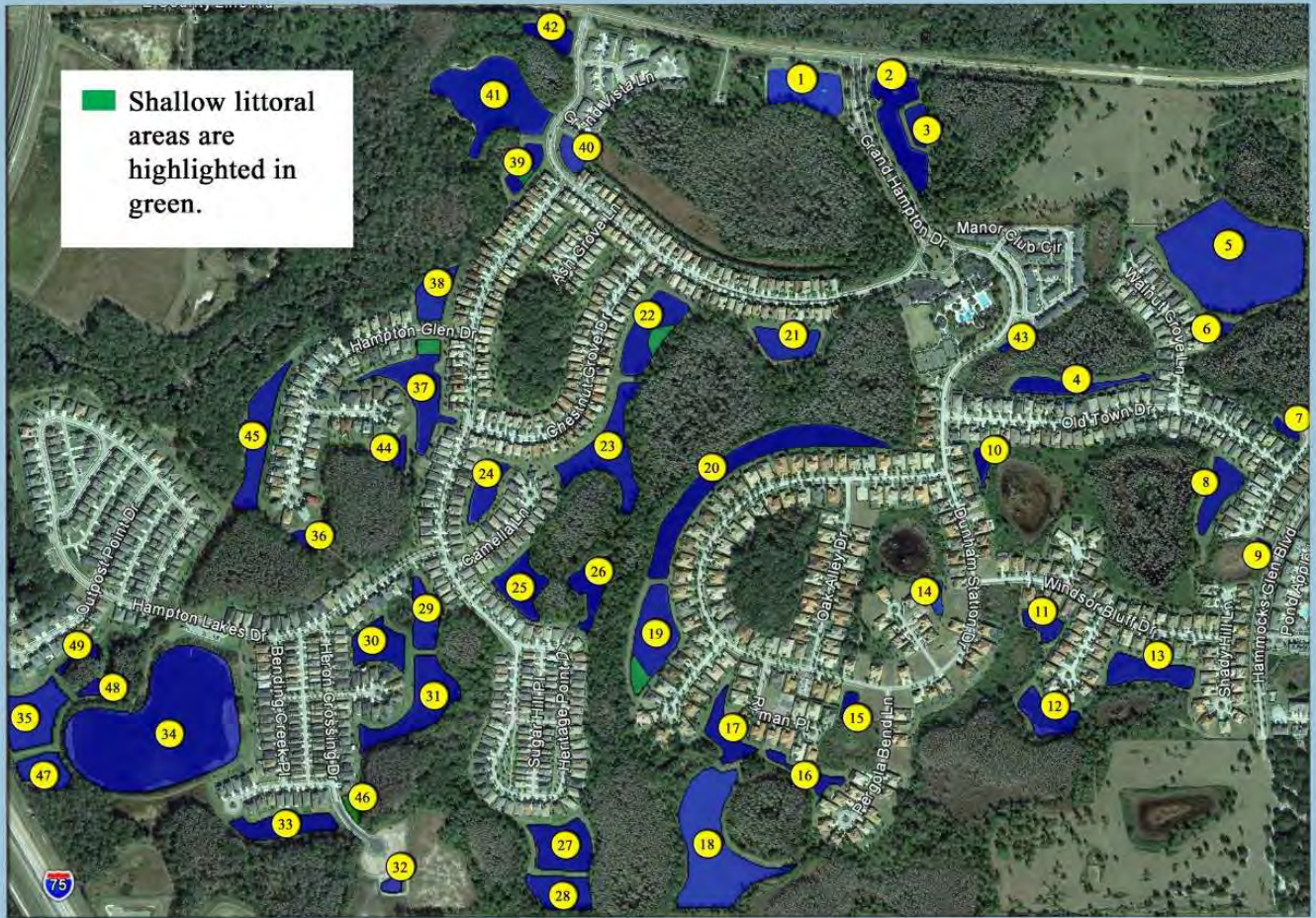
A handful of sites had some shoreline weed growth that will require an herbicide application. These sites include 15, 20, 25, 38, 42, 48 & 49. Most of this growth is limited to some seasonal torpedograss and/or Peruvian primrose. One application should gain sufficient control of these situations.

Thank You For Choosing SOLitude Lake Management!

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

Site	Comments	Target	Action Required
24	Normal growth observed	Surface algae	Routine maintenance next visit
25	Treatment in progress	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	Treatment in progress	Surface algae	Routine maintenance next visit
31	Normal growth observed	Sub-surface algae	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Normal growth observed	Hydrilla	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Site looks good	Species non-specific	Routine maintenance next visit
37	Site looks good	Species non-specific	Routine maintenance next visit
38	Normal growth observed	Shoreline weeds	Routine maintenance next visit
39	Site looks good	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
41	Site looks good	Species non-specific	Routine maintenance next visit
42	Normal growth observed	Shoreline weeds	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	Site looks good	Species non-specific	Routine maintenance next visit
46	Site looks good	Species non-specific	Routine maintenance next visit

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



PCB 1/2020

Tab 2



UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 2, 2023, at 3:00pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Joe Farrell); Term 11/20-11/24 (Seat 5-Shawn Cartwright)

District
Manager's
Report

October 5

2023

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<u>FINANCIAL SUMMARY</u>		<u>8/31/2023</u>
General Fund Cash & Investment Balance:		\$433,190
Reserve Fund Cash & Investment Balance:		\$230,390
Debt Service Fund Investment Balance:		<u>\$493,509</u>
Total Cash and Investment Balances:		\$1,157,089
General Fund Expense Variance:	\$52,053	Under Budget



Rizzetta & Company

Grand Hampton Community Development District

**Financial Statements
(Unaudited)**

August 31, 2023

Prepared by: Rizzetta & Company, Inc.

grandhamptoncdd.org
rizzetta.com

Grand Hampton Community Development District

Balance Sheet
As of 08/31/2023
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	274,859	(79,472)	0	195,387	0	0
Investments	158,331	309,862	493,509	961,702	0	0
Prepaid Expenses	750	0	0	750	0	0
Fixed Assets	0	0	0	0	10,535,006	0
Amount Available in Debt Service	0	0	0	0	0	493,509
Amount To Be Provided Debt Service	0	0	0	0	0	7,411,491
Total Assets	433,940	230,390	493,509	1,157,839	10,535,006	7,905,000
Liabilities						
Accounts Payable	1,169	0	0	1,169	0	0
Accrued Expenses	1,000	0	0	1,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,905,000
Total Liabilities	2,169	0	0	2,169	0	7,905,000
Fund Equity & Other Credits						
Beginning Fund Balance	356,206	246,299	475,370	1,077,876	0	0
Investment In General Fixed Assets	0	0	0	0	10,535,006	0
Net Change in Fund Balance	75,565	(15,909)	18,139	77,794	0	0
Total Fund Equity & Other Credits	431,771	230,390	493,509	1,155,670	10,535,006	0
Total Liabilities & Fund Equity	433,940	230,390	493,509	1,157,839	10,535,006	7,905,000

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,020	(5,020)
Special Assessments				
Tax Roll	212,033	212,033	214,779	(2,746)
Total Revenues	212,033	212,033	219,799	(7,766)
Expenditures				
Legislative				
Supervisor Fees	10,000	9,167	5,600	3,566
Total Legislative	10,000	9,167	5,600	3,566
Financial & Administrative				
Administrative Services	4,680	4,290	4,290	0
District Management	23,501	21,543	21,543	0
District Engineer	19,800	18,150	7,665	10,485
Disclosure Report	1,000	917	0	917
Trustees Fees	6,556	6,556	6,259	297
Assessment Roll	5,200	5,200	5,200	0
Financial & Revenue Collections	5,200	4,767	4,767	0
Accounting Services	16,562	15,182	15,182	0
Auditing Services	3,300	3,300	3,200	100
Public Officials Liability Insurance	3,730	3,730	3,341	389
Legal Advertising	3,000	2,750	2,050	701
Dues, Licenses & Fees	175	175	175	0
Miscellaneous Fees	500	458	140	318
Website Hosting, Maintenance, Backup & Email	3,000	2,750	2,638	112
Total Financial & Administrative	96,204	89,767	76,448	13,320
Legal Counsel				
District Counsel	14,405	13,235	7,202	6,033
Total Legal Counsel	14,405	13,235	7,202	6,033
Stormwater Control				
Aquatic Maintenance	43,544	39,916	39,373	543
Lake/Pond Bank Maintenance & Repair	2,000	1,833	0	1,833
Aquatic Plant Replacement	19,615	17,980	0	17,980
Stormwater System Maintenance	2,500	2,292	1,800	492
Miscellaneous Expense	500	459	0	459
Total Stormwater Control	68,159	62,480	41,173	21,307

See Notes to Unaudited Financial Statements

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	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	3,667	1,950	1,717
Total Other Physical Environment	7,755	7,421	5,322	2,099
Parks & Recreation				
Management Contract	15,510	14,218	8,490	5,728
Total Parks & Recreation	15,510	14,218	8,490	5,728
Total Expenditures	212,033	196,288	144,235	52,053
Total Excess of Revenues Over(Under) Expenditures	0	15,745	75,564	(59,819)
Fund Balance, Beginning of Period	0	0	356,207	(356,207)
Total Fund Balance, End of Period	0	15,745	431,771	(416,026)

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,846	(1,846)
Special Assessments				
Tax Roll	20,000	20,000	20,000	0
Total Revenues	<u>20,000</u>	<u>20,000</u>	<u>21,846</u>	<u>(1,846)</u>
Expenditures				
Contingency				
Capital Reserve	20,000	20,000	37,755	(17,755)
Total Contingency	<u>20,000</u>	<u>20,000</u>	<u>37,755</u>	<u>(17,755)</u>
Total Expenditures	<u>20,000</u>	<u>20,000</u>	<u>37,755</u>	<u>(17,755)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(15,909)</u>	<u>15,909</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>230,390</u>	<u>(230,390)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,951	(13,951)
Special Assessments				
Tax Roll	636,654	636,654	644,188	(7,534)
Total Revenues	<u>636,654</u>	<u>636,654</u>	<u>658,139</u>	<u>(21,485)</u>
Expenditures				
Debt Service				
Interest	256,654	256,654	264,825	(8,171)
Principal	380,000	380,000	380,000	0
Total Debt Service	<u>636,654</u>	<u>636,654</u>	<u>644,825</u>	<u>(8,171)</u>
Total Expenditures	<u>636,654</u>	<u>636,654</u>	<u>644,825</u>	<u>(8,171)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>13,314</u>	<u>(13,314)</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>381,671</u>	<u>(381,671)</u>

Grand Hampton Community Development District

Statement of Revenues and Expenditures

As of 08/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 08/31/2023	Year To Date 08/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,800	(3,800)
Special Assessments				
Tax Roll	232,350	232,350	235,100	(2,750)
Total Revenues	<u>232,350</u>	<u>232,350</u>	<u>238,900</u>	<u>(6,550)</u>
Expenditures				
Debt Service				
Interest	87,350	87,350	89,075	(1,725)
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>232,350</u>	<u>232,350</u>	<u>234,075</u>	<u>(1,725)</u>
Total Expenditures	<u>232,350</u>	<u>232,350</u>	<u>234,075</u>	<u>(1,725)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>4,825</u>	<u>(4,825)</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>111,838</u>	<u>(111,838)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 5,024
The Bank of Tampa ICS Program: Merchants Bank of Indiana	Money Market Account	153,307
	Total General Fund Investments	<u>\$ 158,331</u>
The Bank of Tampa Capital Reserve ICS Program: Merchants Bank of Indiana	Money Market Account	\$ 61,604
Hancock Bank Capital Reserve	Money Market Account	248,258
	Total Reserve Fund Investments	<u>\$ 309,862</u>
US Bank Series 2014 Revenue	First American Treasury Obligation Fund Class Z	\$ 158,812
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	88
US Bank Series 2016 Revenue	First American Treasury Obligation Fund Class Y	53,309
US Bank Series 2016 Reserve	First American Treasury Obligation Fund Class Y	57,909
US Bank Series 2016 Prepayment	First American Treasury Obligation Fund Class Y	620
	Total Debt Service Fund Investments	<u>\$ 493,509</u>

**Grand Hampton Community Development District
 Summary A/P Ledger
 From 08/1/2023 to 08/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
770, 2699	770 General Fund	08/29/2023	Straley Robin Vericker	23515	Legal Services 08/23	1,169.00
	Sum for 770, 2699					1,169.00
	Sum for 770					1,169.00
	Sum Total					1,169.00

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

Balance Sheet

1. Trust statement activity has been recorded through 08/31/2023.
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.

Tab 3

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, September 7, 2023, at 3:02 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
Andrew Tapp	Board Supervisor, Assistant Secretary
Alicia Stremming	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Rick Schappacher	District Engineer, Schappacher Engineering <i>(via phone)</i>
Nick Margo	Representative, Solitude
Natasha Betancourt	Admin, Rizzetta & Company
Whitney Sousa	District Counsel, Straley Robin Vericker <i>(via phone)</i>

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Adams opened the regular CDD Meeting in person at 3:02 p.m. and noted that there were no 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**

There were no members of the audience present to comment.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

1. Consideration of Easement Blockage Removal Letter

The Board asked Mr. Adams to send letters to residents regarding the removal of

51 all blockages on the easement. The deadline to remove the blockage is March 15,
52 2024. The first letter will be sent in September, the second on December 1st and
53 third on February 15th. Mr. Adams will work with the District Counsel to draft the
54 letters and send them to Board for approval.

55
56 The Board stated not to send letters to residents at 8338 Old Town Dr.

57
58 **B. Presentation of Aquatics Report**

59 **1. Review of Waterway Inspection Reports for August**

60
61 Mr. Margo reviewed the waterway inspection report with the Board, noting that
62 pond #45 needs to be mowed. Mr. Margo will contact Chris to cut behind pond
63 #45. Vendor will come replace sod for Pond #22 within two weeks.

64
65 **2. Consideration of Solitude Lake Management's Revised Proposal**
66 **for Aquatic Planting**

67
68 The plants placement has been worked on by Aquatics and District Engineer.

69
70 **C. Field Inspection Report**

71 Nothing to report.

72
73 **D. District Engineer**

74 Discussion regarding sod project. Project will be done in two weeks.

75
76 **E. District Manager**

77
78 **1. Presentation of August District Manager Report and Monthly**
79 **Financial statement**

80
81 Mr. Adams reminded the Board the next regular meeting will be held Thursday,
82 October 5, 2023, at 3:00 p.m.

83
84 The Board received the District Manager report and Monthly Financial Statement
85 from Mr. Adams.

86
87 **2. Presentation of 2nd Quarter Website Audit**

88
89 The Board received the 2nd Quarter Website Audit presentation.

90
91 **FIFTH ORER OF BUSINESS**

Discussion Regarding Cypress Trees
on Dry to March Areas

92
93
94 Following a brief discussion, the Board tabled this item until next month.

95
96 **SIXTH ORER OF BUSINESS**

Consideration of Minutes of the Board
of Supervisor's Meeting held on
August 3, 2023

97
98
99
100 The Board received and reviewed the Minutes of the Board of Supervisors' Regular

101
102

Meeting held on August 3, 2023.

On a motion from Mr. Tapp, seconded by Ms. Tutich, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on August 3, 2023, as presented, for the Grand Hampton Community Development District.

103
104
105
106
107

SEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for July
2023**

108 Mr. Adams presented the July 2023 Operation and Maintenance Expenditures for
109 Board consideration.
110

On a motion from Ms. Tutich, seconded by Ms. Stremming, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for July in the amount of \$42,603.02, for the Grand Hampton Community Development District.

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112
113

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tapp notified the Board he will not attend next month's meeting.

114
115
116
117

NINETH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Tutich, seconded by Ms. Stremming, with all in favor, the Board of Supervisors adjourned the meeting at 4:00 p.m., for the Grand Hampton Community Development District.

118
119
120
121
122

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 4

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,534.03**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 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	100126	AS080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Crosscreek Environmental, Inc.	100135	14753	Cleaning of Stormwater System 08/23	\$ 1,800.00
Joseph Farrell	100129	JF080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Mercedes Tutich	100130	MT080323	Board of Supervisors Meeting 08/03/23	\$ 200.00
Rizzetta & Company, Inc.	100123	INV0000082277	District Management Fees 08/23	\$ 4,261.92
Rizzetta & Company, Inc.	100125	INV0000082316	Amenity Management & Oversight /Personnel Reimbursement 08/23	\$ 672.67
Rizzetta & Company, Inc.	100134	INV0000082975	Personnel Reimbursement 08/18/23	\$ 150.19
Schappacher Engineering, LLC	100131	2500	Engineering Services 07/23	\$ 206.25
Shawn Cartwright	100132	SC080323	Board of Supervisors Meeting 08/03/23	\$ 200.00

Grand Hampton Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100133	PSI-97020	Lake & Pond Management Services 08/23	\$ <u>3,643.00</u>
Report Total				\$ <u>11,534.03</u>

Grand Hampton CDD
Meeting Date: August 3, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mercedes Tutich	Yes
Shawn Cartwright	Yes
Joe Farrell	Yes
Alicia Stremming	Yes
Adnrew Tapp	No

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
08/04/23

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:02 pm
Meeting End Time:	4:29 pm
Total Meeting Time:	1:27

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Day Adams



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 8/16/2023
Invoice # 14753

Bill To

Grand Hampton CDD
Attn: Rizzetta and Company, Inc.
12750 Citrus Park Lane, Ste 115
Tampa, FL 33625

Project Info

P.O. #

Terms

Due on receipt

Ship Date 8/16/2023

Due Date 8/16/2023

Description	Qty	Price	Amount
8112 Hampton Glen Dr, Tampa, Fl			0.00
Cleaning of the stormwater system to ensure it is free of any debris or blockages.	1	1,800.00	1,800.00

RECOMMENDED FOR PAYMENT:

RECEIVED
08/24/23

Rich Schuppah 8/24/23

Thank you for your business

Crosscreek Environmental Inc.

Subtotal	\$1,800.00
Sales Tax (0.0%)	\$0.00
Total	\$1,800.00
Payments/Credits	\$0.00
Balance Due	\$1,800.00

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

Invoice

Date	Invoice #
8/1/2023	INV0000082277

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,380.17	\$1,380.17
Administrative Services	1.00	\$390.00	\$390.00
Financial & Revenue Collections	1.00	\$433.33	\$433.33
Management Services	1.00	\$1,958.42	\$1,958.42
Website Compliance & Management	1.00	\$100.00	\$100.00
		RECEIVED 07/26/23	
		Subtotal	\$4,261.92
		Total	\$4,261.92

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

Invoice

Date	Invoice #
8/4/2023	INV0000082316

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$400.00	\$400.00
Personnel Reimbursement	1.00	\$272.67	\$272.67
Subtotal			\$672.67
Total			\$672.67

RECEIVED
 08/04/23

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

Invoice

Date	Invoice #
8/18/2023	INV0000082975

Bill To:

Grand Hampton CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$150.19	\$150.19
Subtotal			\$150.19
Total			\$150.19

RECEIVED
 08/17/23

Schappacher Engineering LLC

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

Invoice

Date	Invoice #
8/10/2023	2500

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

		Terms	Project	
			CDD Engineering Services	
Serviced	Description	Quantity	Rate	Amount
7/5/2023	Review e-mail from CDD manager regarding blocked inlet. Review files of previous repair and coordinate with contractor for proposal.	0.5	165.00	82.50
7/8/2023	Electronic filing of documents.	0.25	165.00	41.25
7/13/2023	Review e-mail request from resident for structure in easement, respond to manager and CDD attorney. Review invoice for bank repairs, coordinate with vendor, sign invoice and forward to Rizzetta for payment.	0.5	165.00	82.50
Please make checks payable to Schappacher Engineering Thank you for your business!		RECEIVED 08/10/23		Total \$206.25



INVOICE

Page: 1

Please Remit Payment to:

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

Invoice Number: PSI-97020
Invoice Date: 8/1/2023

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

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

Ship Via
Ship Date 8/1/2023
Due Date 8/31/2023
Terms Net 30

Customer ID 5472
P.O. Number
P.O. Date 8/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Grand Hampton Cdd-Lake-ALL Grand Hampton Cdd-Lake-ALL		1	1	3,643.00	3,643.00



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

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