DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

APRIL 8, 2024 AGENDA PACKAGE

Diamond Hill Community Development District

Board of Supervisors

Ferdinand Ramos, Chairman James Oliver, Vice Chairman Linda Dunn, Assistant Secretary John Pollard, Assistant Secretary Doug Taggerty, Assistant Secretary David Wenck, District Manager John Vericker, District Counsel Stephen Brletic, District Engineer

Regular Meeting Agenda

Monday, April 8, 2024 – 2:00 p.m.

- 1. Call to Order and Roll Call
- 2. Audience Comments (Limit of 3 Minutes)
- 3. Approval of the Minutes of the February 12, 2024 Meeting
- 4. Acceptance of the February 2024 Financial Report
- 5. Attorney's Report
- 6. Engineer's Report
 - A. Pond Repairs 2024 Parckage
 - B. CrossCreek Environmental Proposal for Pond Repairs
 - C. Pond #30 Report
 - D. Pond #30 Facet View Way Pipe Inspection Proposal
 - E. AWC Mitigation
- 7. Landscape Report
 - A. Wet Check Report
 - B. Irrigation Report
- 8. Aquatic Report
- 9. District Manager's Report
 - A. FY 2025 Budget
 - B. Letter from Arista Resident to CDD
- 10. Supervisor Requests and Comments
- 11. Adjournment

The Next Meeting is scheduled to be held on Monday, June 10, 2024 at 2:00 p.m.

Third Order of Business

1 2 3 4	DI	TES OF MEETING AMOND HILL DEVELOPMENT DISTRICT								
5	A meeting of the Board of Supervisors of the Diamond Hill Community Development									
6	District was held Monday, February 12, 2024 at 2:00 p.m. at Diamond Hill Community Center									
7	located at 2902 Copper Height Court, Valrico, Florida 33594.									
8										
9	Present and constituting a quorum were	re:								
10										
11	Ferdinand Ramos	Chairperson								
12	James Oliver	Vice Chairperson								
13	Linda Dunn	Assistant Secretary								
14	Douglas Taggerty	Assistant Secretary								
15	John Pollard	Assistant Secretary								
16										
17	Also present were:									
18										
19	David Wenck	District Manager, Inframark								
20	Jerry Whited	District Engineer (BDI)								
21	Residents									
22										
23										
24	The following is a summary of the di	scussions and actions taken.								
25 26	FIRST ORDER OF BUSINESS	Call to Order and Roll Call								
27	Mr. Wenck called the meeting to orde	r, and a quorum was established.								
28										
29 20	SECOND ORDER OF BUSINESS	Audience Comments (Limit of 3 Minutes)								
30 31	• Ms. Roberta Lenfers commented on	the front gate landscaping blocking lights, power								
32	outage on East gate lights, landscapers	s mowing over trash and blowing leaving into storm								
33	drains.									
34										
35	THIRD ORDER OF BUSINESS	Approval of the Minutes of the December								
36		11, 2023 Meeting								
37		,								
38	On MOTION by Mr. Taggerty	seconded by Mr. Ramos with all in								
39	, ,	December 11, 2023 Meeting were								
40	approved. (5-0)	11, 2025 1110011119 11010								
41										
42	The Roard requested more details in the control of the contro	ne minutes								
44	• The Board requested more details in the minutes.									

Unapproved Minutes

FOURTH ORDER OF BUSINESS Acceptance of the November Financial 43 Report 44 45 On MOTION by Mr. Oliver seconded by Mr. Pollard with all in 46 favor the November Financial Report was accepted. (5-0) 47 48 The Board stated they would like to see reports reflecting invoices submitted, payments 49 50 made and bottom line that is reflected in the financials. 51 SEVENTH ORDER OF BUSINESS **Engineer's Report** 52 Mr. Whited presented his report. He noted the completion of the storm drain clean out. 53 A. SWFMWD ERP Report 54 • Mr. Whited reviewed the current deficiency report. The Board requested proposal for all 55 deficiencies. 56 **B.** Historical SOI Report 57 Sonar pond depth have been recorded for monitoring every three to five years. 58 The Board discussed and requested Yellowstone be advised of the need for bush hogging 59 which is included in the current contract. 60 SIXTH ORDER OF BUSINESS 61 Attorney's Report Mr. Wenck discussed communications with District Counsel regarding transfer parcel 62 containing of pond 1600 to golf course. The Attorney recommended that the District should 63 not transfer the parcel. The engineer advised that the District would always be responsible 64 for the operation of the storm water pond 1600 and advised against a transfer of ownership. 65 FIFTH ORDER OF BUSINESS **Old Business** 66 67 A. Landscape RFP **Brightview Proposal** i. 68 ii. LMP Proposal 69 iii. Rainmaker Proposal 70 **Yellowstone Proposal** 71 iv. 72 • Board rejected all RFP proposals. • The Board discussed deficiencies with Yellowstone. 73

74

75

RFP to provide a more accurate scope to potential landscape maintenance bidders.

• Mr. Pollard introduced Takeoff Monkey to obtain a survey of the property included in the

76	
77	On MOTION by Mr. Pollard seconded by Mr. Oliver, with all in
78 70	favor, to authorize the Chairman or the Vice Chairman in the
79 80	Chairman's absence to approve a NTE in the amount of \$5,000 for the services proposed by Takeoff Monkey was approved. (5-0)
81	the services proposed by Takeon Monkey was approved. (3-0)
82	• Once the District has the survey, a new scope of services will be produced and brought to
	•
83	the following meeting for approval by the Board.
84	EIGHTH ORDER OF BUSINESS Landscape Report
85	A. Wet Check Report
86	 The Wet Check Report noted two sprinkler heads that needed to be replace.
87	
88	On MOTION by Mr. Taggerty seconded by Mr. Ramos with all in
89 90	favor the Yellowstone Proposal in the AMOUNT OF \$59.50 on the wet check report was approved. (5-0)
91	wet effect was approved. (3-0)
92	B. Yellowstone Irrigation Mapping Proposal #387389
93	 Yellowstone provided a proposal to create a complete irrigation inventory.
94	Tenewstene provided a proposar to erealle a complete infigured inventory.
95	On MOTION by Mr. Pollard seconded by Mr. Oliver with all in
95 96	favor the Yellowstone #387389 was approved. (5-0)
97	Tavel the Tellewstelle #20/200 was approved. (2-0)
98	C. Blue Line Tree Co. Proposal #23-741
99	• Blueline Tree Co. revised their proposal to only include the front entrance as well as two
100	other trees that needed to be serviced.
101	
102	On MOTION by Mr. Taggerty seconded by Ms. Dunn with all in
103	favor the Blueline Tree Proposal #23-741 was approved. (5-0)
104	
105	• Mr. Pollard stated there were additional trees to be discussed. The Board chose to wait until
106	proposals were provided and they would be reviewed at the next meeting.
107	
108	NINTH ORDER OF BUSINESS Aquatic Report
109	• Mr. Ramos requested that the aquatics vendor include the as-built numbers as well as the
110	contract numbers when referencing the ponds.
111	
112113	TENTH ORDER OF BUSINESS A. First Look at Budget District Manager's Report

114	 The first draft of the budget was reviewed with the Board.
115	• Mr. Ramos requested that someone from the financial department give a presentation of
116	the budget to the Board. The idea of using some of the Fund Balance to repay part of the
117	Debt Service was discussed. Mr. Ramos requested someone attend the meeting to discuss
118	options for paying down the bond.
119 120	ELEVENTH ORDER OF BUSINESS Supervisor Request and Comments
121	• Mr. Taggerty reported that the lights at the East gate, lighting the monument were out.
122	• Mr. Pollard requested reimbursement for his cost for printing of materials for the meeting
123	as well as parts for irrigation he paid for.
124 125 126 127 128 129	On MOTION by Mr. Pollard seconded by Ms. Dunn with all in favor reimbursement to Mr. Pollard in the amount of \$240.98 was approved. (5-0) • Discussion ensued regarding the Board receiving hard copies of the agenda package.
130	
131 132 133 134	On MOTION by Mr. Ramos seconded by Mr. Oliver with all in favor for all Supervisors to receive hard copies of the agenda packet moving forward. (0-5) Motion Fails
135	TWELFTH ORDER OF BUSINESS Audience Comments
136	• There being none, the next order of business followed.
137 138	THIRTEENTH ORDER OF BUSINESS Adjournment
139 140 141 142 143 144	On MOTION by Ms. Dunn seconded by Mr. Oliver with all in favor the meeting was adjourned. (5-0)
145 146	David Wenck
140	Secretary

Fourth Order of Business

DIAMOND HILL Community Development District

Financial Report

February 29, 2024 (unaudited)

Prepared by



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DIAMOND HILL Community Development District

Financial Statements

(Unaudited)

February 29, 2024

Balance Sheet February 29, 2024

ACCOUNT DESCRIPTION	(SENERAL FUND	R	ESERVE FUND	RIES 2013 DEBT SERVICE FUND	TOTAL		
ASSETS					 _			
Cash - Checking Account	\$	41,946	\$	-	\$ -	\$	41,946	
Due From Other Funds		-		47,586	-		47,586	
Investments:								
Money Market Account		1,365,543		-	-		1,365,543	
Interest Account		-		-	4		4	
Reserve Fund		-		-	20,770		20,770	
Revenue Fund		-		-	272,567		272,567	
TOTAL ASSETS	\$	1,407,489	\$	47,586	\$ 293,341	\$	1,748,416	
LIABILITIES								
Accounts Payable	\$	1,907	\$	-	\$ -	\$	1,907	
Accrued Taxes Payable		367		-	-		367	
Due To Other Funds		47,586		-	-		47,586	
TOTAL LIABILITIES		49,860		-	-		49,860	
FUND BALANCES								
Restricted for:								
Debt Service		-		-	293,341		293,341	
Unassigned:		1,359,308		47,586	-		1,406,894	
TOTAL FUND BALANCES	\$	1,359,308	\$	47,586	\$ 293,341	\$	1,700,235	
TOTAL LIABILITIES & FUND BALANCES	\$	1,409,168	\$	47,586	\$ 293,341	\$	1,750,095	

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending February 29, 2024

Interest - Investments	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
Interest - Tax Collector	REVENUES					
Special Assmnts- Tax Collector 192,821 173,539 183,569 10,030 Special Assmnts- Discounts (7,713) (6,942) (7,232) (290) TOTAL REVENUES 185,108 166,597 206,971 40,374 EXPENDITURES Administration PIR-Board of Supervisors 7,000 3,000 2,400 600 FICA Taxes 536 230 184 46 ProfServ-Engineering 7,000 3,125 3,304 (179) ProfServ-Engineering 7,500 3,125 3,304 (179) ProfServ-Engineering 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 2,088 Accounting Services 3,300 - - 2,088 Accounting Services 3,100 1,292 769 523 Website Hosting/Email services 3,100 1,292 769	Interest - Investments	\$	- \$ -	\$ 30,206	\$ 30,206	
Total Revenues 185,108 166,597 206,971 40,374 207 20	Interest - Tax Collector			428	428	
TOTAL REVENUES 185,108 166,597 206,971 40,374 EXPENDITURES	Special Assmnts- Tax Collector	192,82	1 173,539	183,569	10,030	
EXPENDITURES Administration 7,000 3,000 2,400 600 FICA Taxes 536 230 184 46 ProfServ-Engineering 7,000 2,917 5,648 (2,731) ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Ingmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569	Special Assmnts- Discounts	(7,71	3) (6,942)	(7,232)	(290)	
Administration P/R-Board of Supervisors 7,000 3,000 2,400 600 FICA Taxes 536 230 184 46 ProfServ-Engineering 7,000 2,917 5,648 (2,731) ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Mgmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 3,300 - - - - Auditing Services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569	TOTAL REVENUES	185,10	8 166,597	206,971	40,374	
P/R-Board of Supervisors 7,000 3,000 2,400 600 FICA Taxes 536 230 184 46 ProfServ-Engineering 7,000 2,917 5,648 (2,731) ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Mymt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 -	<u>EXPENDITURES</u>					
FICA Taxes 536 230 184 46 ProfServ-Engineering 7,000 2,917 5,648 (2,731) ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Mgmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 83 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 <	<u>Administration</u>					
ProfServ-Engineering 7,000 2,917 5,648 (2,731) ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Mgmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175<	P/R-Board of Supervisors	7,00	0 3,000	2,400	600	
ProfServ-Legal Services 7,500 3,125 3,304 (179) ProfServ-Mgmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175	FICA Taxes	53	6 230	184	46	
ProfServ-Mgmt Consulting 20,678 8,616 19,565 (10,949) ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021	ProfServ-Engineering	7,00	0 2,917	5,648	(2,731)	
ProfServ-Trustee Fees 4,000 4,000 1,778 2,222 Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 <td< td=""><td>ProfServ-Legal Services</td><td>7,50</td><td>0 3,125</td><td>3,304</td><td>(179)</td></td<>	ProfServ-Legal Services	7,50	0 3,125	3,304	(179)	
Assessment Roll 5,569 5,569 - 5,569 Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System	ProfServ-Mgmt Consulting	20,67	8 8,616	19,565	(10,949)	
Administrative Services 5,012 2,088 - 2,088 Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000	ProfServ-Trustee Fees	4,00	0 4,000	1,778	2,222	
Accounting Services 18,935 7,890 - 7,890 Auditing Services 3,300 - - - Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300	Assessment Roll	5,56	9 5,569	-	5,569	
Auditing Services 3,300 -	Administrative Services	5,01	2,088	-	2,088	
Website Hosting/Email services 3,100 1,292 769 523 Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control 8&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000	Accounting Services	18,93	5 7,890	-	7,890	
Public Officials Insurance 3,196 3,196 2,839 357 Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control 8&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 4	Auditing Services	3,30	0 -	-	-	
Legal Advertising 2,000 833 - 833 Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Website Hosting/Email services	3,10	0 1,292	769	523	
Misc-Assessment Collection Cost 3,856 3,470 3,527 (57) Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control 8.8M-Stormwater System 1,000 417 - 417 R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Public Officials Insurance	3,19	6 3,196	2,839	357	
Financial & Revenue Collections 5,569 2,320 - 2,320 Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Legal Advertising	2,00	0 833	-	833	
Miscellaneous Expenses 300 300 - 300 Annual District Filing Fee 175 175 175 - Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Misc-Assessment Collection Cost	3,85	6 3,470	3,527	(57)	
Annual District Filing Fee 175 175 175 Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Financial & Revenue Collections	5,56	9 2,320	-	2,320	
Total Administration 97,726 49,021 40,189 8,832 Electric Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Miscellaneous Expenses	30	0 300	-	300	
Electric Utility Services Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Annual District Filing Fee	17	5 175	175	-	
Utility Services 1,000 417 454 (37) Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Total Administration	97,72	6 49,021	40,189	8,832	
Total Electric Utility Services 1,000 417 454 (37) Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Electric Utility Services					
Stormwater Control R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Utility Services	1,00	0 417	454	(37)	
R&M-Stormwater System 1,000 417 - 417 R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Total Electric Utility Services	1,00	0 417	454	(37)	
R&M Lake & Pond Bank 2,250 938 - 938 Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	Stormwater Control					
Aquatic Maintenance 9,300 3,875 3,750 125 Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	R&M-Stormwater System	1,00	0 417	-	417	
Aquatic Plant Replacement 1,000 417 - 417 Miscellaneous Expenses 1,000 417 - 417	R&M Lake & Pond Bank	2,25	0 938	-	938	
Miscellaneous Expenses 1,000 417 - 417	Aquatic Maintenance	9,30	0 3,875	3,750	125	
·	Aquatic Plant Replacement	1,00	0 417	-	417	
Total Stormwater Control 14,550 6,064 3,750 2,314	Miscellaneous Expenses	1,00	0 417		417	
	Total Stormwater Control	14,55	0 6,064	3,750	2,314	

Statement of Revenues, Expenditures and Changes in Fund Balances For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	AR TO DATE BUDGET	AR TO DATE ACTUAL	INCE (\$) JNFAV)
Other Physical Environment					
Insurance - General Liability	3,342		3,342	3,196	146
Property Insurance	1,962		1,962	1,962	-
R&M-Irrigation	2,000		833	-	833
R&M-Well Maintenance	2,000		833	-	833
Landscape Maintenance	48,351		20,146	17,385	2,761
Landscape Replacement	5,000		2,083	-	2,083
Entry & Walls Maintenance	1,000		417	-	417
Holiday Decoration	1,500		1,500	-	1,500
Ornamental Lighting & Maint.	1,000		417	-	417
Miscellaneous Expenses	 1,000		417	 -	417
Total Other Physical Environment	67,155		31,950	 22,543	9,407
Contingency					
Misc-Contingency	4,799		2,000		2,000
Total Contingency	 4,799		2,000		2,000
TOTAL EXPENDITURES	185,230		89,452	66,936	22,516
Excess (deficiency) of revenues					
Over (under) expenditures	 (122)		77,145	 140,035	62,890
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(122)		-	-	-
TOTAL FINANCING SOURCES (USES)	(122)		-	-	-
Net change in fund balance	\$ (122)	\$	77,145	\$ 140,035	\$ 62,890
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,219,273		1,219,273	1,219,273	
FUND BALANCE, ENDING	\$ 1,219,151	\$	1,296,418	\$ 1,359,308	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET		AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	
REVENUES							
Interest - Investments	\$	-	\$	-	\$ -	\$	-
Special Assmnts- Tax Collector		20,000		18,000	18,958		958
Special Assmnts- Discounts		(800)		(720)	(747)		(27)
TOTAL REVENUES		19,200		17,280	18,211		931
EXPENDITURES							
<u>Administration</u>							
Misc-Assessment Collection Cost		400		360	364		(4)
Misc-Contingency		20,000		8,333	 -		8,333
Total Administration		20,400		8,693	364		8,329
TOTAL EXPENDITURES		20,400		8,693	364		8,329
Excess (deficiency) of revenues							
Over (under) expenditures		(1,200)		8,587	 17,847		9,260
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance		(1,200)		-	-		-
TOTAL FINANCING SOURCES (USES)		(1,200)		-	-		-
Net change in fund balance	\$	(1,200)	\$	8,587	\$ 17,847	\$	9,260
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,739		29,739	29,739		
FUND BALANCE, ENDING	\$	28,539	\$	38,326	\$ 47,586		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 29, 2024

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	AR TO DATE BUDGET	AR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)
REVENUES					
Interest - Investments	\$	-	\$ -	\$ 3,098	\$ 3,098
Special Assmnts- Tax Collector		220,961	198,865	209,451	10,586
Special Assmnts- Discounts		(8,838)	(7,954)	(8,252)	(298)
TOTAL REVENUES		212,123	190,911	204,297	13,386
EXPENDITURES					
<u>Administration</u>					
Misc-Assessment Collection Cost		4,419	3,977	4,024	(47)
Total Administration		4,419	3,977	4,024	(47)
Debt Service					
Principal Debt Retirement		145,000	-	-	-
Interest Expense		61,066	30,533	 30,533	 -
Total Debt Service		206,066	 30,533	 30,533	
TOTAL EXPENDITURES		210,485	34,510	34,557	(47)
Excess (deficiency) of revenues					
Over (under) expenditures		1,638	 156,401	 169,740	 13,339
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		1,638	-	-	-
TOTAL FINANCING SOURCES (USES)		1,638	-	-	-
Net change in fund balance	\$	1,638	\$ 156,401	\$ 169,740	\$ 13,339
FUND BALANCE, BEGINNING (OCT 1, 2023)		131,771	131,771	131,771	
FUND BALANCE, ENDING		133,409	\$ 288,172	\$ 301,511	

DIAMOND HILL Community Development District

Supporting Schedules

February 29, 2024

Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector (Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2024

							ALL	oc	ATION BY	FUN	ID
Date Received		Net Amount Received	Discount / (Penalties) Amount	C	Collection Costs	Gross Amount Received	General Fund		Reserve Assmnts		Debt Service Fund
Assessmen Allocation %		evied FY2024				\$ 434,619 100%	\$ 193,657 45%	\$	20,000 5%	\$	220,962 51%
11/07/23	\$	6,240	\$ 311	\$	127	\$ 6,678	\$ 2,976	\$	307	\$	3,395
11/16/23	\$	26,736	\$ 1,137	\$	546	\$ 28,419	\$ 12,663	\$	1,308	\$	14,448
11/21/23	\$	12,355	\$ 525	\$	252	\$ 13,133	\$ 5,852	\$	604	\$	6,677
12/06/23	\$	284,645	\$ 12,103	\$	5,809	\$ 302,556	\$ 134,813	\$	13,923	\$	153,820
12/06/23	\$	30,929	\$ 1,315	\$	631	\$ 32,875	\$ 14,648	\$	1,513	\$	16,714
12/15/23	\$	7,555	\$ 279	\$	154	\$ 7,989	\$ 3,560	\$	368	\$	4,062
01/05/24	\$	12,589	\$ 409	\$	257	\$ 13,255	\$ 5,906	\$	610	\$	6,739
02/05/24	\$	6,783	\$ 153	\$	138	\$ 7,074	\$ 3,152	\$	326	\$	3,596
TOTAL	\$	387,831	\$ 16,231	\$	7,915	\$ 411,978	\$ 183,569	\$	18,958	\$	209,451
% COLLEC	TE)	_			95%	95%		95%		95%
TOTAL OU	JTS	TANDING				\$ 22,642	\$ 10,089	\$	1,042	\$	11,511

Total

Cash and Investment Report

February 29, 2024

General F	−und
-----------	------

Account Name	Bank Name	Investment Type	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	5.25%	\$ 41,946
Money Market Account	BankUnited	Business MMA	n/a	5.25%	\$ 1,365,543
				GF Subtotal	\$ 1,407,489
Debt Service Fund]				
Account Name	Bank Name	Investment Type	Maturity	<u>Yield</u>	<u>Balance</u>
Series 2013 Interest Fund	US Bank	US Money Markets	05/01/32	5.25%	\$ 4
Series 2013 Reserve Fund	US Bank	US Money Markets	05/01/33	5.25%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	5.25%	\$ 272,567
				DS Subtotal	\$ 293,341

1,700,830

Bank Reconciliation

Bank Account No. 7828 Valley National - GF

 Statement No.
 2/24

 Statement Date
 2/29/2024

e 55,237.65	Statement Balance	41,945.61	G/L Balance (LCY)
s 0.00	Outstanding Deposits	41,945.61	G/L Balance
		0.00	Positive Adjustments
ıl 55,237.65	Subtotal		_
s 13,292.04	Outstanding Checks	41,945.61	Subtotal
s 0.00	Differences	0.00	Negative Adjustments
e 41,945.61	Ending Balance	41,945.61	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstandir	ng Checks					
2/15/2024 2/28/2024	Payment Payment	1047 1053	LINDA L. DUNN Diamond Hill CDD C/O US Bank	184.70 9.848.66	0.00	184.70 9,848.66
2/28/2024	Payment	1054	YELLOWSTONE LANDSCAPE	3,258.68	0.00	3,258.68
Tota	al Outstanding	Checks		13,292.04		13,292.04

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 01/01/24 to 01/31/24 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY	NATIONAL	- GF - (AC(CT# XXXX	X7828)					
		<u> </u>	- 1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Check	1028	01/02/24	Employee	JAMES A. OLIVER	PAYROLL	January 02, 2024 Payroll Posting			\$184.70
Check	1029	01/02/24	, ,	LINDA L. DUNN	PAYROLL	January 02, 2024 Payroll Posting			\$184.70
Check	1030	01/02/24	Employee	DOUGLAS TAGGERTY	PAYROLL	January 02, 2024 Payroll Posting			\$554.10
Check	1031	01/03/24	Vendor	Diamond Hill CDD C/O US Bank	12202023-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$189,012.77
Check	1032	01/03/24	Vendor	INFRAMARK	107093	MANAGEMENT SRV DEC 2023	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
Check	1033	01/03/24	Vendor	INNERSYNC	21899	QRTLY SRVC JAN-MAR 2024	WEBSITE HOSTING	001-534369-51301	\$150.00
Check	1033	01/03/24	Vendor	INNERSYNC	21899	QRTLY SRVC JAN-MAR 2024	Compliance	001-534369-51301	\$234.38
Check	1034	01/03/24	Vendor	STRALEY ROBIN VERICKER	23969	LEGAL SERVS 10/19-12/4/23	ProfServ-Legal Services	001-531023-51401	\$562.50
Check	1035	01/11/24	Vendor	BRLETIC DVORAK INC	1345	ENGINEERING SRV 12/2023	ProfServ-Engineering	001-531013-51501	\$215.00
Check	1036	01/11/24	Vendor	YELLOWSTONE LANDSCAPE	TM 625705	LANDSCAPE MAINTENANCE DEC 2023	Landscape Maintenance	001-546300-53901	\$3,761.68
Check	1043	01/30/24	Vendor	INFRAMARK	108645	MANAGEMENT SRV JAN 2024	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
ACH	DD106	01/20/24	Vendor	TECO	01895-010324	SERV PRD 11/28-12/27/23	Utility Services	001-543063-53100	\$99.16

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 02/01/24 to 02/29/24 (Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid
VALLEY	NATIONAL	- GF - (ACC	T# XXXX	X7828)					
Check	1044 1044 1044 1045 1046 1047 1048 1049 1050 1050 1051 1052 1053	02/13/24 02/13/24 02/13/24 02/13/24 02/15/24 02/15/24 02/15/24 02/20/24 02/20/24 02/20/24 02/20/24 02/20/24	Employee Vendor Vendor Vendor Vendor Vendor Vendor	AQUATIC WEED CONTROL, INC BRLETIC DVORAK INC BRLETIC DVORAK INC INFRAMARK STRALEY ROBIN VERICKER Diamond Hill CDD C/O US Bank	90520 89489 91590 TM 638779 PAYROLL PAYROLL PAYROLL 92699 1367 1363 110094 24062 022324-6002	DEC 23 WATERWAY SERVICE NOV 23 WATERWAY SERVICE JAN 24 WATERWAY SERVICE LANDSCAPE MAINTENANCE JAN 2024 February 15, 2024 Payroll Posting February 15, 2024 Payroll Posting February 15, 2024 Payroll Posting FEB 24 WATERWAY SERVICE INSPECTIONS (50% COMPLETE) ENGINEER SERV 1/2-1/13/2024 MANAGEMENT SRV FEB 2024 LEGAL SERVS 12/11/23-01/30/24 Trsf 2013 DS Assessments	Aquatic Maintenance Aquatic Maintenance Aquatic Maintenance Landscape Maintenance Aquatic Maintenance Aquatic Maintenance ProfServ-Engineering ProfServ-Engineering ProfServ-Mgmt Consulting ProfServ-Legal Services Due From Other Funds	001-546995-53805 001-546995-53805 001-546995-53805 001-546300-53901 001-546995-53805 001-531013-51501 001-531013-51501 001-531027-51201 001-531023-51401 131000	\$750.00 \$750.00 \$750.00 \$3,258.68 \$184.70 \$184.70 \$750.00 \$2,127.50 \$1,017.50 \$3,913.00 \$1,921.50 \$9,848.66
Check ACH	1054 DD107	02/28/24 02/22/24	Vendor Vendor	YELLOWSTONE LANDSCAPE TECO	TM 649856 020124-1895	LANDSCAPE MAINTENANCE FEB 2024 SERV PRD 12/28/23-01/26/24	Landscape Maintenance Utility Services	001-546300-53908 001-543063-53100	\$3,258.68 \$88.73

Account Total \$28,988.35

Sixth Order of Business



DIAMOND HILL CDD

ENGINEER'S REPORT FOR APRIL 8TH, 2024 BOARD MEETING

Ongoing Projects Report and Updates:

Pond 1500 & 1600 Access & Vegetation Removal:

A proposal was obtained for clearing the landscape and debris from the structure inlet that runs to pond 1500 from the curb inlet at the adjacent street. There is also an option to remove the excess of the vegetation from the area. The proposal also includes vegetation and sediment removal to locate and provide access to the structure at pond 1600.

Pond Structure Repairs:

A proposal has been obtained to repair stormwater structures in the ponds in correlation with the recent stormwater permit inspections. We anticipate additional proposals to be received and provided ahead of the April 8th meeting.

Pond 30 OCS 301 Structure Research:

We have reviewed past reports, pictures and aerials of pond 30 and the control structure that was brought to our attention for consideration of possible tampering to the structure. Included with the update is a report on Pond 30 with historical pictures, plans and conclusions.

Stormwater System Cleanouts:

There is a section of pipe that connects Pond 30 South to a curb inlet at the cul-de-sac on Facet View Way. BDi has sent out an RFP to vendors for inspecting and repairing/cleaning out that stormwater pipe. A report on this progress and any proposals received before the meeting on April 8th will be presented and discussed.

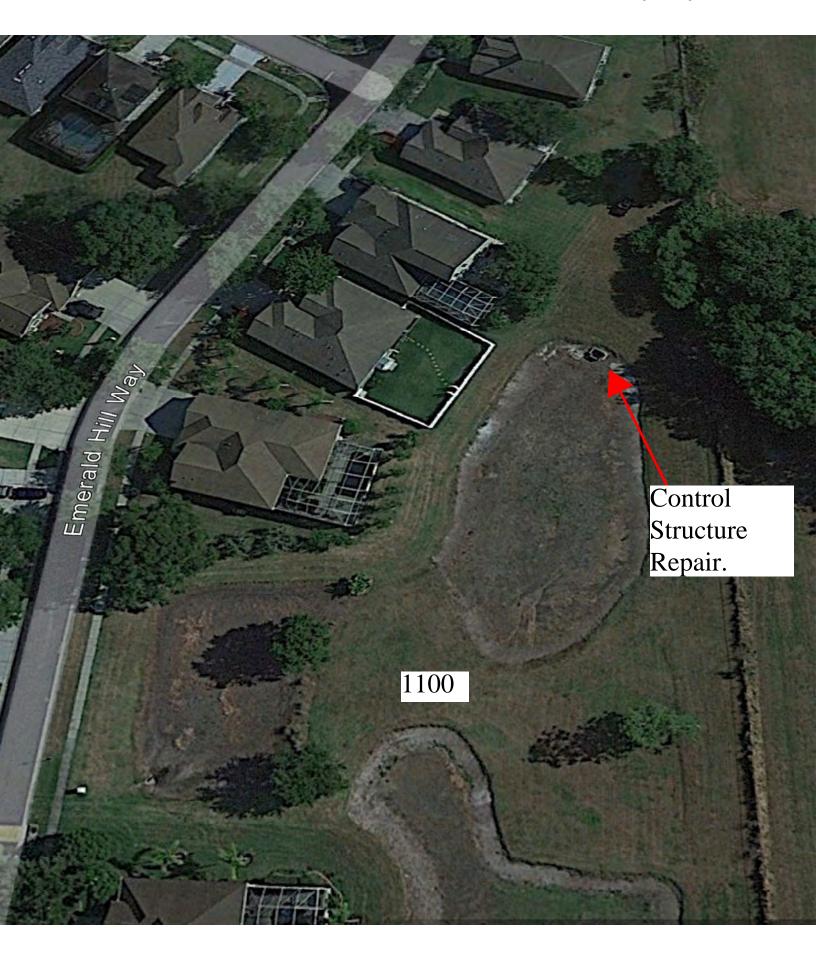
County Request:

A request was made to the County to cleanup the property East of pond 10/11 at the East border of the community.



6A

CURRENT DEFICIENCY RECONCILIATION								
Pond ID	Deficiency Type	Description	Location					
1100	Control Structure	There is a mangled piece of metal from around the grate that needs to be removed. Fill Concrete cracks in structure.	North End					
1400	Damaged Concrete Structure	Looking to patch the concrete cracks and holes around the structure, especially those exposing hardware.	SE End					
1400	Erosion	Stabilize 12' of shoreline around control structure with rip-rap repair. Make sure there is adequate skimmer clearance.	West End					
1450	Skimmer Repair	Need to replace skimmer hardware.	South End					
1500	Control Structure	Looking to patch the concrete cracks and holes around the structure, especially those exposing hardware.	West End					
40	Control Structure	Stabilize 30' of shoreline around control structure with rip-rap repair. Looking to patch the concrete cracks and holes around the structure, especially those exposing hardware.	SW End					
40 Skimmer Repair		There is a control structure (525 in plans) that is adjacent to pond 40 and has a broken skimmer in need of repair or replacement.	Across Street					















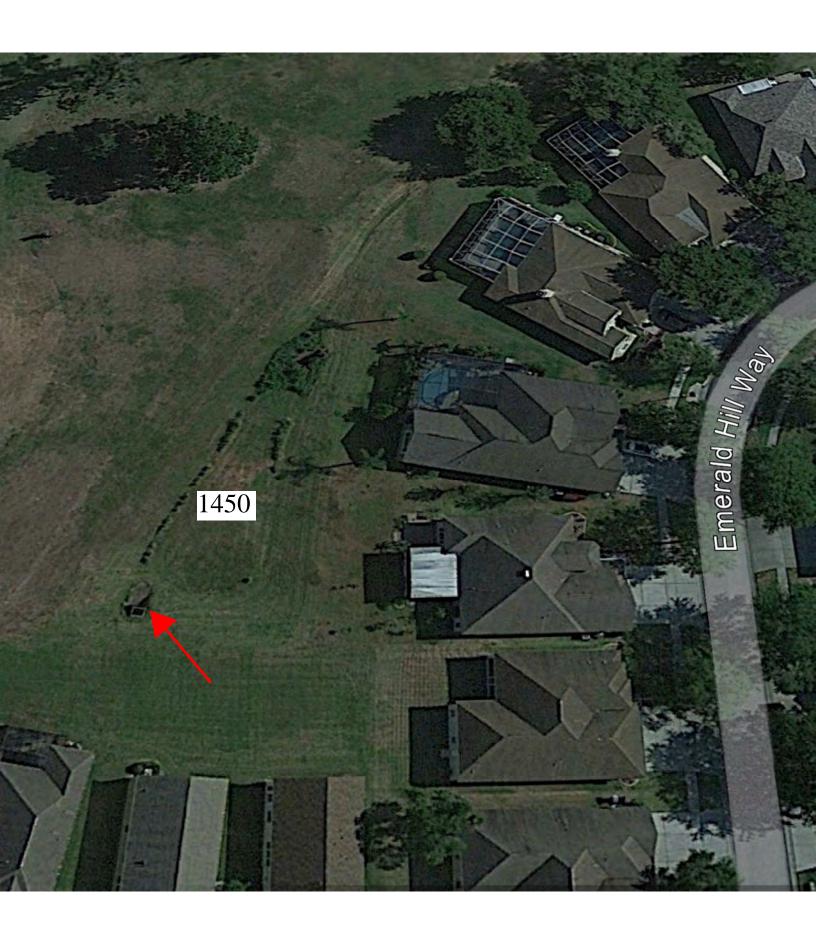
















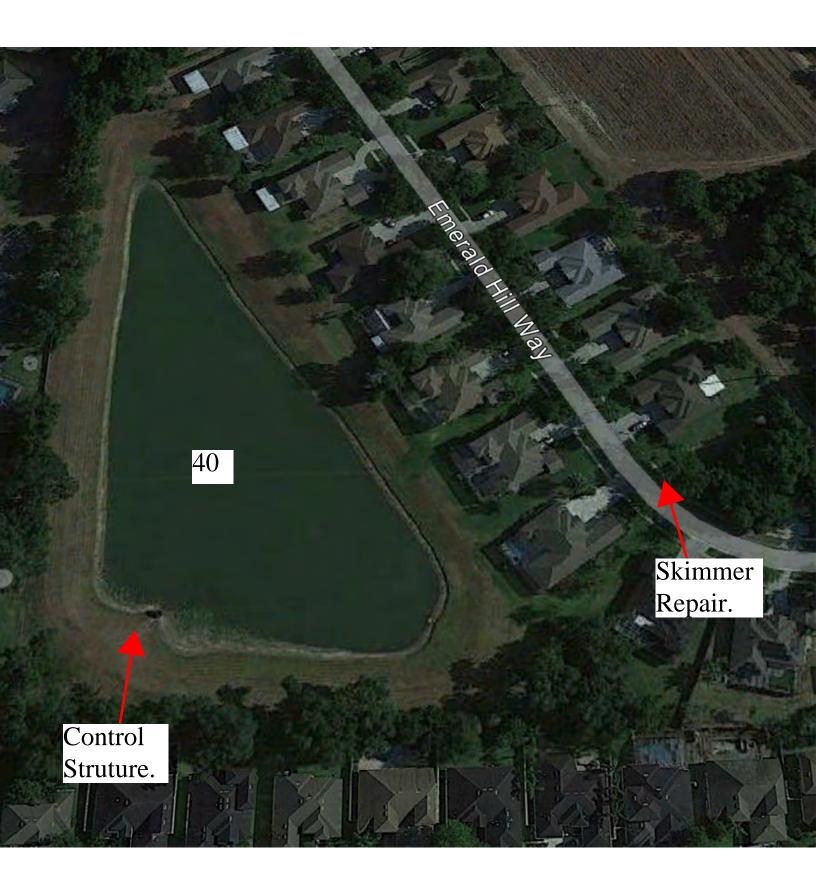














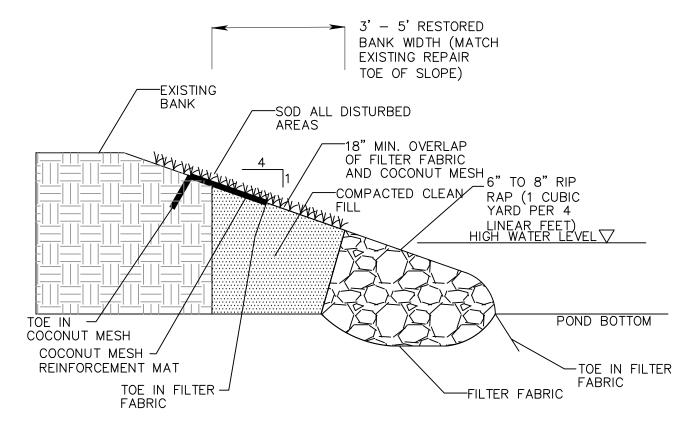












BANK RESTORATION SECTION DETAIL N.T.S.

6B.

ENVIRONMENTAL

Crosscreek Environmental Inc.

111 61st Street East Palmetto, FL 34221

Date	Estimate #
3/19/2024	11454

Name / Address

Diamond Hill CDD c/o Brletic Dvorak, Inc. 536 4th Ave S, Unit 4 St. Pete, FL 33701 Jerry Whited

Description	Qty	Rate	Total
Repair of the below listed locations per BDi inspection report.			
Pond 1100 - Control Structure	1	750.00	750.00
Pond 1400 - Damaged Concrete Structure	1	380.00	380.00
Pond 1400 - Erosion	1	980.00	980.00
Pond 1450 - Skimmer	1	225.00	225.00
Pond 1500 - Control Structure	1	410.00	410.00
Pond 40 - Control Structure	1	820.00	820.00
Pond 40 - Skimmer	1	225.00	225.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			
Please sign and return if accepted		Total	\$3,790.00
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

6C

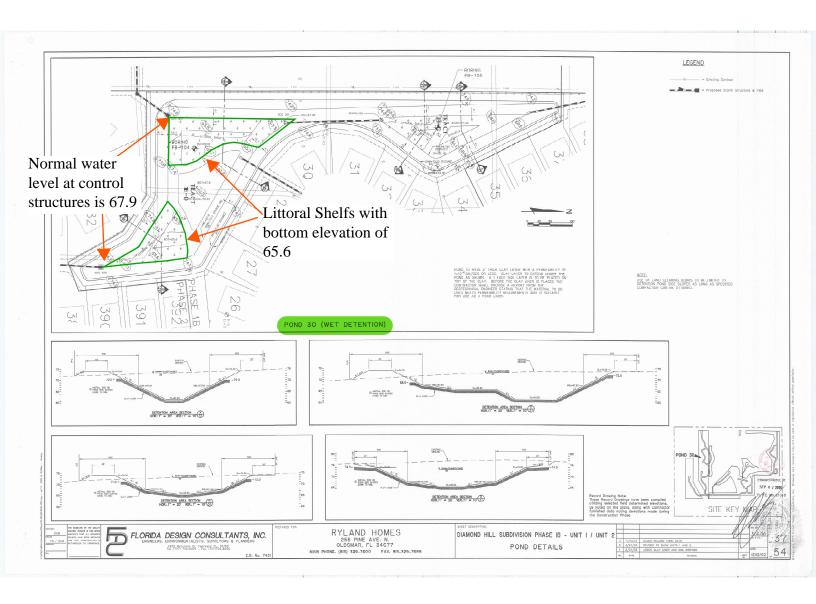


Technical Memorandum

Date: March 2024	
To: Diamond Hill CDD	Project Name: Pond 30 OCS 301 Research
From: BDi	
Subject: Site Visit – Inspection - Report	

A site visit was conducted by BDi on February 15th 2024 to observe the structures and pond banks at pond 30. There are two cut out pieces of concrete at the base of the control structure labeled OCS 301. In reviewing past aerials, inspection reports and pictures going back to 2012 and after consulting a stormwater structure restoration specialist, it is out belief that the structure was modified in the field at the time of construction to adhere to the planned elevations that were originally designed. Historical reports and pictures attached herein. Additionally, the marked up plan page for pond 30 has been included showing the designed pond bottom elevation with the normal water level at the control structures and identifying the two littoral shelves that exist in the design for this pond. Pond littoral shelves are designed to be shallow, vegetated areas along the edges of ponds. At this time, the pond was observed to be functioning as the design would suggest, with the exception of the shelves not being planted. It is suggested that the littoral shelves be planted with beneficial species.

More pictures and videos from the inspection are available on request.







Feb - 2024





Feb - 2024 Agenda Page #51





Diamond Hill Phase 1B

INSPECTION REPORT PHOTOGRAPHS

Inspector: Rick Neidert

Inspection Date: 5-15-12

Permit/CN#: 44024679.000

Comments: Northerly view of south pond of Pond 30

Very Low Water Level, lower than 2024



Comments: View of control structure OCS 301

Same cutout concrete noticed near structure.



Diamond Hill Phase 1B

INSPECTION REPORT PHOTOGRAPHS

Inspector: Rick Neidert Inspection Date: 9-27-13 Permit/CN#: 44024679.000

Comments: Southeasterly view of Pond 30(CDD # 4)

Southside



Comments: Northerly view of Pond 30 (CDD # 4) southwest end



2015 Agenda Page #54

Diamond Hill Phase 1B

INSPECTION REPORT PHOTOGRAPHS

Inspector: Rick Neidert Inspection Date: 4-22-15 Permit/CN#: 44024679.000

Comments: Southeasterly view of Pond 30(CDD # 4)

Northwest side



Comments: Northerly view of Pond 30 (CDD # 4) southwest end



2018 Agenda Page #55

Diamond Hill Phase 1B

INSPECTION REPORT PHOTOGRAPHS

Inspector: Rick Neidert Inspection Date: 05-18-18 Permit/CN#: 44024679.000

Comments: Northwesterly view of Pond 30 (CDD # 4)

southeast end



Comments: Northerly view of Pond 30 (CDD # 4) southwest end



2020



Photo 9 Northerly View of North Half of Pond 30



Photo 10 Southeasterly View of the South Half of Pond 30

6D.



CCTV & LASER PROFILE PIPE INSPECTION - JETTING & VACUUMING SERVICES

Job Quote

Diamond Hill CDD - Diamond Hill - Storm Cleaning

2/21/2024

SCOPE OF WORK DESCRIPTION	QTY	UNIT	UN	IT PRICE	Т	OTALS
Vac Clean - 213' 24" Storm Pipe CCTV - 213' 24" Storm Pipe	1	LS LS	\$ \$	2,000.00 2,000.00		
	TOTAL				\$	4,000.00

Quote Assumes Full Quantity Availability Per Mobilization

Water to be supplied by contractor and dump site for vac truck must be onsite or fee will be applied.

Minimum Fee of \$2000 per Unit per Mob

6E.



Aquatic Weed Control, Inc.

Your CLEAR Choice in Waterway Management Since 1992

Page 1 of 2

3/27/2024

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called "AWC", and

Diamond Hill CDD c/o Inframark 210 N. University Drive, Suite 702 Coral Springs, FL. 33071 David Wenck Ph. 813-995-4873 payid.wenck@inframark.com

Hereinafter called "CUSTOMER". The parties hereto agree as follows:

AWC agrees provide equipment, labor and material to do the following work:

2909 Copper Height Ct. - 1500

Α

- Clear brush in a 20ft radius around the MES
- > Remove 1' deep of muck in a 20'x20' area in front of the MES to allow for drainage
- > Jet clean sediment from the 228ft long pipe
- Haul away construction materials
- Clean up
- No sod restoration

The cost for this work is.....\$ 13,454.00

В

- Clear 18,383 sq. ft of brush from the retention area around the MES
- Process brush for removal
- > Regrade the pond to allow for proper drainage
- > Jet clean the sediment from the 228ft long pipe
- > Restore up to 3000 sq. ft of sod
- > Haul away construction materials
- > Clean up

The cost for this works is......\$ 34,973.00

2850 Graphite Ct. - 1600

- > Clear brush 15ft wide as a path to the control structure
- > Clear brush and demuck 1' deep 50ft radius around the control structure
- > Regrade area as needed for proper drainage
- > Jet clean sediment from the 125ft long pipe
- > Haul away construction materials
- Clean up
- No sod restoration

The cost for this work is......\$ 22,312.00

Agenda Page #61



Aquatic Weed Control, Inc.

Your CLEAR Choice in Waterway Management Since 1992

Page 2 of 2

Conditions:

No permit or engineering included Not responsible for any damage to underground utilities Any change in scope will result in additional cost No MOT, erosion control, or sod

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman		
Aquatic Weed Control, Inc.	Customer's Signature Title	
	Print Signature Date	
	Print Company Name	

Seventh Order of Business

Yellowstone Landscape | TAMPA



Property

Diamond Hill CDD
Date: 3/19/2024
1627 Emerald Hill Way
Valrico, FL 33594

Contact
Taylor Nielson
tnielsen@rizzetta.com

Estimate Summary

Signature

abor: laterials:	0 minutes - \$0.00 \$0.00	Service	Quantity	Cost
		No Services		
otal:	\$0.00 (plus applicable taxes)		Total (plus applicable taxes):	\$0.00

Date

Service Summary

Eighth Order of Business







AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name:		
Customer Number: 1368 Customer: DIAMOND HILL CDD		
Technician: Dakota		
Date:Time: _10:46 AM		
Customer Signature:		
Waterway Treatment Algae Submersed Weeds Grasses and brush Floating Weeds Blue Dye Inspection Request for Service	Restriction # of days	
1/10 x x		1
2/20 x		1
3/30 x]
4/30 x x		1
5/40 x		1
6/1400 x		4
7/1475 x 15/1450 x		┨
9/1100 x		+
3,1100		1
		1
]
]
		1
		4
		$\frac{1}{2}$
		┨
		┨
	_	J
<u>CLARITY FLOW METHOD CARP PROGRAM WATER LEVEL</u>	<u>WEATHER</u>	
\boxtimes < I' \square None \boxtimes ATV \square Boat \square Carp observed \square High		
☐ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal	☐ Cloudy	
□ 2-4' □ Visible □ Backpack □ Low	☑ Windy	
□ > 4¹	Rainy	
FISH and WILDLIFE OBSERVATIONS		_
☐ Alligator ☐ Catfish ☐ Gallinules ☐ Osprey ☐ Woodstork		
☐ Anhinga ☐ Coots ☐ Gambusia ☐ Otter ☐		
☐ Bass ☐ Cormorant ☐ Herons ☐ Snakes ☐		
☐ Bream ☐ Egrets ☐ Ibis ☐ Turtles		
NATIVE WETLAND HABITAT MAINTENANCE Beneficial Vegetation Notes:		_
☐ Arrowhead ☐ Bulrush ☐ Golden Canna ☐ Naiad ☐		
□ Bacopa □ Chara □ Gulf Spikerush □ Pickerelweed		
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily ☐ Soft Rush ☐ _		



















Service Detail

No Services

tapige R

Ninth Order of Business

9A

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



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Diamond Hill

Community Development District

Operating Budget
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

		DOPTED UDGET		THRU	PR	OJECTED THRU	DE	TOTAL	% +/(-)	ANNUAL	
ACCOUNT DESCRIPTION		FY 2024		12/31/2023		/30/2024	FY 2024		Budget	BUDGET FY 2025	
DEVENUE											
REVENUES	Ф		Φ	47.000	æ	25 000	Φ	40.000		ф <u>огоо</u>	
Interest - Investments	\$	-	\$	17,896	\$	25,000	\$	42,896		\$ 25,00	
Special Assemble - Tax Collector		192,821		174,511	\$	18,310	\$	192,821		213,65	
Special Assmnts- Discounts TOTAL REVENUES		(7,713) 185,109		(6,982) 185,425	\$	43,310	\$	(6,982) 228,735		(8,54 230,10	
EXPENDITURES		100,100		100,120		10,010					
Administrative											
P/R-Board of Supervisors		7,000		800	\$	6,200	\$	7,000	0%	7,00	
P/R Taxes		536		61	\$	475	\$	536	0%	53	
Administrative Services		5,012		-	\$	-	\$	-	-100%	-	
ProfServ - Mgmt Consulting Svc		20,678		11,739	\$	35,217	\$	46,956	127%	46,95	
ProfServ- Legal		7,500		563	\$	6,937	\$	7,500	0%	7,50	
ProfServ-Engineering		7,000		1,415	\$	8,700	\$	10,115	45%	7,00	
ProfServ-Trustee Fees		4,000		1,778	\$	2,222	\$	4,000	0%	4,00	
Assessment Roll		5,569		-	\$	-,222	\$	-,000	-100%	-,00	
Financial and Revenue Collection		5,569		_	\$	_	\$	_	-100%	_	
Accounting Services		18,935		_	\$	_	\$	<u>-</u>	-100%	_	
Auditing Services Auditing Services		3,300		_	\$	3,200	\$	3,200	-3%	3,30	
Public Officials Liability Insurance		3,196		2,839	φ \$	3,200	\$	2,839	-11%	2,83	
Legal Advertising		2,000		2,009	\$	2,000	\$	2,000	0%	2,00	
Website Hosting		3,100		384	\$ \$	2,716	\$	3,100	0%	2,00 3,10	
· ·		3,100		304	\$ \$	300	\$	3,100	0%	3,10	
Miscellaneous Expenses				2 251		505	э \$				
Miscellaneous Collection Cost		3,856		3,351	\$	505		3,856	0%	4,27	
Annual District Filing Fee		175		175	\$		<u>\$</u>	175	0%_	17	
Total Administrative		97,726		23,105		68,472		91,577	· -	88,97	
Field											
Electric Utility Services											
Utility Services		1,000		268	\$	732	\$	1,000	0%	1,00	
Total Electric Utility Services		1,000		268		732		1,000		1,00	
Stormwater Control											
Aquatic Contract		9,300		2,250	\$	6,750	\$	9,000	-3%	9,00	
Lake/Pond Bank Maintenance		2,250		-	\$	1,100	\$	1,100	-51%	2,25	
Aquatic Plant Replacement		1,000		-	\$	-	\$	-	-100%	1,00	
Stormwater System Maintenance		1,000		-	\$	1,000	\$	1,000	0%	1,00	
Miscellaneous Expense		1,000		-	\$	-	\$	-	-100%	1,00	
Total Stormwater Control	-	14,550		2,250		8,850		11,100		14,25	
Other Physical Environment											
Property Insurance		1,962		1,962	\$	-	\$	1,962	0%	2,35	
General Liability Insurance		3,342		3,196	\$	-	\$	3,196	-4%	3,34	
Entry & Walls Maintenance		1,000		-	\$	1,000	\$	1,000	0%	1,00	
Landscape Maintenance		48,351		10,868	\$	37,483	\$	48,351	0%	48,35	
Ornamental Lighting & Maintenance		1,000		-	\$	-	\$	-	-100%	1,00	
Well Maintenance		2,000		-	\$	-	\$	-	-100%	2,00	
Landscape Replacement Plants, Shrubs, Trees		5,000		-	\$	-	\$	-	-100%	5,00	
Holiday Decorations		1,500		-	\$	-	\$	-	-100%	1,50	
Miscellaneous Expense		1,000		-	\$	-	\$	-	-100%	1,00	
Irrigation Repairs		2,000			\$		\$	-	-100%	2,00	
Total Other Physical Environment	-	67,155		16,026		38,483		54,509		67,54	

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 12/31/2023	PROJECTED THRU 9/30/2024	TOTAL PROJECTED FY 2024	% +/(-) Budget	ANNUAL BUDGET FY 2025
Contingency						
Miscellaneous Contingency	4,799	-	4,799	4,799	0%	13,454
Total Contingency	4,799	-	4,799	4,799		13,454
Capital Reserve						
Capital Reserve	-	-	-	-	0%	20,000
Total Capital Reserve	-	-	-	-		20,000
TOTAL EXPENDITURES	185,230	41,649	121,336	162,985		205,230
Excess (deficiency) of revenues Over (under) expenditures	(122)	143,776	(78,025)	65,751		24,879
OTHER FINANCING SOURCES (USES)			, ,			
Contribution to (Use of) Fund Balance	-	-	-	-		-
TOTAL OTHER SOURCES (USES)	-	-	-	-		-
Net change in fund balance	(122)	143,776	(78,025)	65,751		24,879
FUND BALANCE, BEGINNING	1,218,773	1,218,773	1,362,549	1,218,773		1,284,524
FUND BALANCE, ENDING	1,218,651	\$ 1,362,549	\$ 1,284,524	\$ 1,284,524	_	\$ 1,309,402

1,233,216

Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,218,773
Net Change in Fund Balance - Fiscal Year 2024	65,751
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/2024	1,284,524
Total Turido / Turido / Cominatos / Coorzoz 1	
ALLOCATION OF AVAILABLE FUNDS	
ALLOCATION OF AVAILABLE FUNDS Assigned Fund Balance	E4 200 (1
ALLOCATION OF AVAILABLE FUNDS	51,308 ⁽¹

Notes

(1) Represents approximately 3 months of operating expenditures

Total Unassigned (undesignated) Cash

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024		ACTUAL THRU 12/31/2023		PROJECTED THRU 9/30/2024		TOTAL PROJECTED FY 2024		В	NNUAL UDGET Y 2025
REVENUES										
Special - Assmnts Tax Collector	\$	20,000	\$	18,023		1,977	\$	20,000	\$	-
Special - Assmnts Tax Discounts		(800)		(721)		(79)		(800)		-
TOTAL REVENUES		19,200		17,302		1,898		19,200		-
EXPENDITURES										
Administrative										
Miscellaneous Collection Costs		400		346		54		400		-
Capital Reserve		20,000		-		20,000		20,000		-
Total Administrative		20,400		346		20,054		20,400		
TOTAL EXPENDITURES		20,400		346		20,054		20,400		-
Excess (deficiency) of revenues										
Over (under) expenditures		(1,200)		16,956		(18,156)		(1,200)		
OTHER FINANCING SOURCES (USES)										
Contribution to (Use of) Fund Balance		(1,200)		-		-		-		-
TOTAL OTHER SOURCES (USES)		(1,200)		-		-		-		-
Net change in fund balance		(1,200)		16,956		(18,156)		(1,200)		
FUND BALANCE, BEGINNING		29,739		29,739		46,695		29,739		28,539
FUND BALANCE, ENDING		28,539	\$	46,695	\$	28,539	\$	28,539	\$	28,539

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their money market accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative.

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all meetings. FICA Taxes are calculated at 7.65% of gross payroll.

FICA TAXES

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Administrative Services

The District will incur expenditures for the day to day operations of the 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 Sttutes, and the district's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. Inframark manages all of the District's financial activities such as accounts payable, financial statements, auditing and budgeting in accordance with the management contract in effect.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions and other research as directed or requested by the BOS District Manager

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

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Budget Narrative Fiscal Year 2025

EXPENDITURES

Administrative (cont'd)

Professional Services-Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2013 Special Assessment Bond. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Professional Services-Special Assessment

This is the Administrative fees to prepare the District's special assessment roll.

Financial and Revenue Collection

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 obigations. The Collection Agenet also maintains and updates the District's lien books(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 Governmenta 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 to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Public Officials Liability Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Website Hosting/Email Services

The cost of web hosting and regular maintenance of the District's website by Inframark Infrastructure Management Services.

Miscellaneous Expense

This budget line is for additional expenses not budgeted for administrative.

Fiscal Year 2025

EXPENDITURES

Administrative (cont'd)

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater.

The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field

Electric Utility Services

Utility Services

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

Stormwater Control

Aquatic Maintenance

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

Lake/Pond Bank Maintenance

The Distrit may incur expenditures to maintain lake banks 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.

Aquatic Plant Replacement

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

Stormwater System Maintenance

The District may incur expenses related to maintain the stormwater system.

Miscellaneous Expense

This budget line is for additional expenses not budgeted for field.

Fiscal Year 2025

EXPENDITURES

Other Physical Environment

Insurance - Property

The District will incur fees to insure items owned by the district for its property needs.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing governmental insurance coverage. The budgeted amount projects a 10% increase in the premium.

Entry & 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, recreation facilities including pond banks, entryways, and similar planting areas within the District. These servies include, but are not limited to, monthly landscape maintenance, fertilizer, pesticides, annuals, mulch and irrigation repairs.

Ornamental Lighting & Maintenance

The District will incur expenses for maintaining ornamental lighting throughout the District.

Well Maintenance

This is for any repair and maintenance expenses pertaining to the District's well that is not covered in a contract.

Landscape Replacement - Annuals

The District will incur expenses for the installation of annuals

Holiday Decorations

The District may incur expenses for holiday decorations through the District.

Miscellaneous Expense

This budget line is for additional expenses not budgeted for other physical environment..

Irrigation Repairs

The District will incur expenditures related to the maintenance of the irrigation system.

Contingency

Miscellaneous Contingency

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

Diamond Hill

Community Development District

Debt Service Budgets
Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

	Al	DOPTED	ACTUAL	PR	OJECTED		TOTAL	A	ANNUAL
	В	UDGET	THRU		THRU	PR	OJECTED	В	UDGET
ACCOUNT DESCRIPTION		Y 2024	Dec-23	9	/30/2024		FY 2024		FY 2025
REVENUES									
Interest - Investments	\$	-	1,592		-		1,592		-
Special Assmnts- Tax Collector		220,961	199,116		21,845		220,961		220,961
Special Assmnts- Discounts		(8,838)	(7,967)		(871)		(8,838)		(8,838)
TOTAL REVENUES		212,123	192,741		20,974		213,715		212,123
EXPENDITURES									
Administrative									
Misc-Assessment Collection Cost		4,419	3,823		596		4,419		4,419
Total Administrative		4,419	3,823		596		4,419		4,419
Debt Service									
Principal Debt Retirement A-1		145,000	-		145,000		145,000		150,000
Interest Expense Series A-1		61,066	30,533		30,533		61,066		55,932
Total Debt Service		206,066	30,533		175,533		206,066		205,932
TOTAL EXPENDITURES		210,485	34,356		176,129		210,485		210,351
Excess (deficiency) of revenues									
Over (under) expenditures		1,638	 158,385		(155,155)		3,230		1,771
OTHER FINANCING SOURCES (USES)									
Contribution to (Use of) Fund Balance		1,638	-		-		-		1,771
TOTAL OTHER SOURCES (USES)		1,638	-		-		-		1,771
Net change in fund balance		1,638	158,385		(155,155)		3,230		1,771
FUND BALANCE, BEGINNING		131,771	131,771		290,156		131,771		135,001
FUND BALANCE, ENDING	\$	133,409	\$ 290,156	\$	135,001	\$	135,001	\$	136,772

Fiscal Year 2025

REVENUES

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels (using the uniform method) within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162 and Section 197.3632 of the Florida Statutes, discounts are allowed for early payments of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

<u>Administrative</u>

Miscellaneous-Assessment Collection Costs

The District reimburses the Collier County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District makes semi-annual interest payments on the outstanding debt.

CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013

Date	Principal	Rate	Interest	Total	Annual
11/1/2022			20 522 50	20 522 50	202 542 00
11/1/2023	145 000	2 E400/	30,532.50	30,532.50	203,543.00
5/1/2024	145,000	3.540%	30,532.50	175,532.50	202 400 50
11/1/2024	150.000	2.5400/	27,966.00	27,966.00	203,498.50
5/1/2025	150,000	3.540%	27,966.00	177,966.00	
11/1/2025			25,311.00	25,311.00	203,277.00
5/1/2026	155,000	3.540%	25,311.00	180,311.00	
11/1/2026			22,567.50	22,567.50	202,878.50
5/1/2027	165,000	3.540%	22,567.50	187,567.50	
11/1/2027			19,647.00	19,647.00	207,214.50
5/1/2028	170,000	3.540%	19,647.00	189,647.00	
11/1/2028			16,638.00	16,638.00	206,285.00
5/1/2029	175,000	3.540%	16,638.00	191,638.00	
11/1/2029			13,540.50	13,540.50	205,178.50
5/1/2030	180,000	3.540%	13,540.50	193,540.50	
11/1/2030			10,354.50	10,354.50	203,895.00
5/1/2031	190,000	3.540%	10,354.50	200,354.50	
11/1/2031			6,991.50	6,991.50	207,346.00
5/1/2032	195,000	3.540%	6,991.50	201,991.50	
11/1/2032			3,540.00	3,540.00	205,531.50
5/1/2033	200,000	3.540%	3,540.00	203,540.00	·
	1,725,000		354,177.00	2,079,177.00	

Diamond Hill

Community Development District

Supporting Budget Schedules
Fiscal Year 2025

FISCAL YEAR 2025 ASSESSMENT TABLE

					Fiscal Year 202	25			
Lot Size	EAU Value	Debt Service Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit			Assessment Variance Year/Year	
Single Family 50'	1.00	210	210	\$399.43	\$475.85	\$875.28	\$875.28	\$0.00	
Single Family 60'	1.00	86	87	\$479.31	\$475.85	\$955.16	\$955.16	\$0.00	
Single Family 80'	1.00	122	124	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00	
Single Family 100'	1.00	28	28	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00	

Notations:

⁽¹⁾ Annual assessments include a 6% gross up for Hillsborough County collection fees and statutory discounts for early payment.

9B

March 2, 2024

Diamond Hill Subdivision
1006 Emerald Way.
Valrico, FL 33594

Attn: Mr. Ferdinand Ramos; Chairman

Dear Mr. Ramos,

I am writing this letter in an attempt to get Diamond Hill subdivision to maintain the common area between our fenced property in Arista subdivision and Diamond Hill subdivision common area.

This area has been addressed by Hillsborough County Code Enforcement on several occasions and yet nothing has been done. During hurricane Ian two trees from this common area damaged our roof, fence and pool screen enclosure. In addition, we are tired of paying to resolve the issues of weed overgrowth and tree maintenance out of our pocket. Including the storm damage and continued use of weed killer we have had to date an out-of-pocket expense in excess of \$80,000.

The trees that we paid to have trimmed after hurricane Ian are once again overhanging our screened pool enclosure and need to be taken care of.

This letter will serve notice that in the event we suffer any future damage or must pay to control the weed growth we will seek resolve with our lawyer and the court system. This will include, but not limited to: reimbursement for all expenses that are incurred from such damage and services. And any hardships that are incurred, plus any legal or court costs.

Please respond to my address below with your answers to resolve these issues.

Regards,

ohn Roseberry

2304 Fountain Grass Drive

Valrico, FL 33594

813-326-4993

Sent via Certified Mail, signature required.