DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY. RIVERVIEW, FL 33578 MAILING OFFICE · 3434 COLWELL AVE STE 200 · TAMPA, FL 33614 www.diamondhillcdd.org

June 9, 2022

Board of Supervisors Diamond Hill Community Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Diamond Hill Community Development District will be held on **Monday**, **June 13**, **2022**, **at 2:00 p.m.** at the office of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the revised agenda for this meeting:

1.	CALL	TO ORDER			
2.	AUDIENCE COMMENTS ON AGENDA ITEMS				
3.	BUSI	NESS ADMINISTRATION			
	A.	Consideration of Minutes of Board of Supervisors'			
		Meeting held on April 11, 2022 Tab 1			
	B.	Consideration of Operation & Maintenance			
		Expenditures for March and April 2022 Tab 2			
4.	STAF	FREPORTS			
	A.	Aquatic Maintenance Update Tab 3			
		1. Consideration of Aquatic Plant Proposals Tab 4			
	B.	Landscape and Irrigation Maintenance UpdateTab 5			
	C.	District Counsel Update			
		1. Presentation of Audit Response Letter FY 2021 Tab 6			
	D.	District Engineer Update			
	E.	District Manager Update			
		Review of District Manager Report Tab 7			
		2. Update to District Financials			
5.	BUSI	NESS ITEMS			
	A.	Consideration of Resolution 2022-03, Adopting the Final Budget for			
		Fiscal Year 2022-2023 Tab 9			
	B.	Consideration of Resolution 2022-04, Levying the O&M			
		Assessment for Fiscal Year 2022/2023 Tab 10			
6.	SUPE	RVISOR REQUESTS			
7.	ADJC	URNMENT			

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

Sincerely,

Christina Newsome

Christina Newsome District Manager

cc: Ferdinand Ramos, Chairman

Diamond Hill CDD June 9, 2022 Page Two

John Vericker, District Counsel



Diamond Hill Community Development District

Board of Supervisors' Meeting June 13, 2022

District Office: 9428 Camden Field Parkway Riverview, Florida 33578 813.533.2950

www.diamondhillcdd.org

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT AGENDA

At the office of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

District Board of Supervisors Ferdinand Ramos Chairman

James Oliver Vice Chairman
Linda Dunn Assistant Secretary
Douglas Taggerty
Ed Craig Assistant Secretary

District Manager Christina Newsome Rizzetta & Company, Inc.

District Attorney John Vericker Straley Robin Vericker

District Engineer Stephen Brletic Johnson, Mirmiran & Thompson

All cellular phones and pagers must be turned off while in the meeting room.

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.

Tab 1

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT April 11, 2022 – Minutes of Meeting

Page 1

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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

MINUTES OF MEETING

6 7

8 9

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13

14

15 16

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21

22 23

24

Ferdinand Ramos James Oliver Linda Dunn **Douglas Taggerty** Ed Craig

Christina Newsome

John Vericker

Stephen Brletic

Audience

Matthew Huber

FIRST ORDER OF BUSINESS

Also present were:

25 26 27

28 29 30

> 31 32

33 34

35

36

39

37 38

40 41

42 43 44

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Diamond Hill Community Development District was held on Monday, April 11, 2022, at 2:00 p.m. at the office of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview FL, 33578. The following is the agenda for this meeting:

Present and constituting a quorum:

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
·
Board Supervisor, Assistant Secretary

District Manager, Rizzetta & Co., Inc.

District Counsel, Straley, Robin & Vericker (via Phone)

District Engineer, JMT (via Phone)

Regional Manager, Rizzetta & Co., Inc. (via Phone)

Not present.

Call to Order

Ms. Newsome called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS Audience Comments Agenda on Items

Mr. Craig will speak with HOA and ask for a proposal regarding hog damage for the next meeting for the Board to discuss.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT April 11, 2022– Minutes of Meeting

Page 2

45	
46	

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 14, 2022

Ms. Newsome presented the minutes of the Board of Supervisors' regular meeting held on February 14, 2022.

On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on February 14, 2022 as presented, for the Diamond Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January and February 2022

Ms. Newsome presented the Operation & Maintenance Expenditures for November 2021, January, and February 2022.

On a Motion by Mr. Ramos, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures report for November 2021 (\$15,589.02), January (\$12,876.02) and February 2022 (\$10,332.06), for the Diamond Hill Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance Report

Ms. Newsome presented the Aquatics report.

The Board requests the District Engineer be present at the next meeting. The Board also requested planting proposal for ponds 9 and 10.

B. Landscape & Irrigation Maintenance Report

Ms. Newsome presented the landscape and irrigation maintenance report.

The Board requested that the standpipe be capped off as soon as possible.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT April 11, 2022– Minutes of Meeting Page 3

C.	District Counsel
Mr.	Vericker was present, however; no report was given at the time.
D.	District Engineer 1. Stormwater Needs Analysis
	Brletic was present via phone and presented the Stormwater Needing roposal to the Board
The	Board approved the Stormwater Analysis Proposal for \$4,980.
Superviso	tion by Mr. Oliver, seconded by Mr. Taggerty, with all in favor, the Board of ors approved the Stormwater Analysis Proposal for \$4,980, for the Diamond nunity Development District.
Sitemastei	Board approved the proposal for Phase 2 Stormwater Maintenance from rs for \$3,900. tion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of
Superviso	ors approved the proposal for Phase 2 Stormwater Maintenance from ers for \$3,900, for the Diamond Hill Community Development District.
	Presentation of Increase in Labor Rates
The	Board accepted labor rates effective July 1 st , 2022.
E.	District Manager
	Newsome indicated that the next regular meeting has been scheduled for 022 at 2:00 p.m.
	Review of District Manager Report
Ms.	Newsome presented her District Manager Report to the Board.
	2. Update of District Financials

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT April 11, 2022– Minutes of Meeting Page 4

SIXTH ORDER OF BUSINESS	Consideration of Resolution 2022-02, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget
	ion 2022-02, Approving Fiscal Year 2022/2023 Hearing on the Final Budget to the Board.
Supervisors approved Resolution 20	by Mr. Oliver, with all in favor, the Board of 022-02, Approving Fiscal Year 2022/2023 c Hearing on the Final Budget to be scheduled Community Development District.
SEVENTH ORDER OF BUSINESS	Solitude Price Increase
Ms. Newsome informed the Board	that Solitude is increasing their prices.
EIGHTH ORDER OF BUSINESS	Supervisor Requests
5 ,	e brush pile behind his home be removed. The who is responsible and to have it removed
NINTH ORDER OF BUSINESS	Adjournment
Ms. Newsome stated that if there Board than a motion to adjourn was in or	e was no further business to come before the der.
	ed by Mr. Oliver, with all in favor, the Board of t 2:59 p.m, for the Diamond Hill Community
Secretary/Assistant Secretary	Chairman/Vice Chairman

Tab 2

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Tampa, Florida · (904) 436-6270</u>

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Operation and Maintenance Expenditures March 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

____Assistant Secretary

The total items being presented: \$9,209.21

Diamond Hill Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoic	e Amount
Rizzetta & Company, Inc.	3292	INV000066359	District Management Fees 03/22	\$	3,930.50
Solitude Lake Management LLC	3295	PI-A00773098	Lake and Pond Services 03/22	\$	771.47
Straley Robin Vericker	3293	21065	Professional Services Billed Though 02/22	\$	579.50
Straley Robin Vericker	3296	21212	Professional Services 03/22	\$	310.00
TECO	3294	211010801895 1/11	12929 Sydney Road #A 02/22	\$	68.06
Yellowstone Landscape, Inc.	3297	TM 332347	Landscape Maintenance 03/22	\$	3,549.68
Report Total				\$	9,209.21

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

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	VU	ハレモ	

Date	Invoice #	
3/1/2022	INV0000066359	

Bill To:

DIAMOND HILL CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

	Services for the month of	Term	ns	Cli	ient Number
	March	Upon R			0740
3111 3101	3. <u>22</u> 1 /22	Qty 1.00 1.00 1.00 1.00 1.00	\$1,44 \$38 \$42 \$1,57	5.00 32.50 25.00	## Amount \$1,445.00 \$382.50 \$425.00 \$1,578.00 \$100.00
		Subtota	l		\$3,930.50
		Total			\$3,930.50

INVOICE



Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00773098

Invoice Date: 03/01/22

PROPERTY: Diamond Hill

CDD

SOLD TO: Diamond Hill CDD

12750 Citrus Park Lane, Suite 115

Tampa, FL 33625

	CUSTOMER ID	CUSTOMER PO	Paym	ent Terms	
	D2043		N	let 30	
	Sales Rep ID	Shipment Method	Ship Date	T.	Due Date
	Mychal Manolatos				03/31/22
Qty	Item / Description		UOM U	nit Price	Extension
1	03/01/22 - 03	d Management Services SVR50782 3/31/22 d Management Services		771.47	771.47

ake & Pond Management Services

Date Rec'd Rizzetta & Co., Inc. 03/14/2022

D/M approval ______ Date 03/21/22

Date entered ______ 03/18/2022

Fund _____ 001 GL ____ 53800 OC _____ 4605

Check #______

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H Little Rock, AR 72202 Subtotal771.47Sales Tax0.00Total Invoice771.47Payment Received0.00TOTAL771.47

Straley Robin Vericker

1510 W. Cleveland Street Tampa, FL 33606 Telephone (813) 223-9400 * Facsimile (813) 223-5043 Federal Tax Id. - 20-1778458

Diamond Hill Community Development District

c/o Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200

Tampa, FL 33614

Client: 001479
Matter: 000001
Invoice #: 21065

February 24, 2022

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/19/2022	JMV	REVIEW COMMUNICATION FROM T. BOGERTY; REVIEW CDD FINANCIAL STATEMENTS.	0.3	
2/13/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	
2/14/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	
		Total Professional Services	1.9	\$579.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.9	\$579.50

February 24, 2022 Client: 001479 Matter: 000001 Invoice #: 21065

Page: 2

Total Services \$579.50
Total Disbursements \$0.00
Total Current Charges

Total Current Charges \$579.50

PAY THIS AMOUNT \$579.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 * Facsimile (813) 223-5043 Federal Tax Id. - 20-1778458

Diamond Hill Community Development District

c/o Rizzetta & Company, Inc. 3434 Colwell Ave., Suite 200

Tampa, FL 33614

March 23, 2022

Client: 001479 Matter: 000001 Invoice #: 21212

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/20/2022	JMV	REVIEW COMMUNICATION FROM T. BOGERTY; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
3/8/2022	JMV	REVIEW COMMUNICATION FROM N. KUSTES; REVIEW LEGAL NOTICE.	0.2	\$61.00
3/10/2022	JMV	PREPARE LEGAL NOTICE.	0.3	\$91.50
3/10/2022	MS	PREPARE PUBLICATION AD FOR 2022 GENERAL ELECTIONS; FINALIZE PUBLICATION AD FOR 2022 GENERAL ELECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.4	\$66.00
		Total Professional Services	1.2	\$310.00

March 23, 2022

Client: 001479 Matter: 000001 Invoice #: 21212

2 Page:

Total Services \$310.00 **Total Disbursements** \$0.00

\$310.00 **Total Current Charges** Previous Balance \$579.50 Less Payments (\$579.50) \$310.00

PAY THIS AMOUNT

Date Rec'd Rizzetta & Co., Inc. 03/23/2022

CN Date 03/28/22 D/M approval

03/24/2022 Date entered

Fund 001 GL 51400 OC 3107

Check #

Please Include Invoice Number on all Correspondence



RECEIVED MAR - 7 2022

ACCOUNT INVOICE

tampaelectric.com

fyp PS min

Statement Date: 03/02/2022 Account: 211010801895

Current month's charges: Total amount due:

Payment Due By:

Your Account Summary Previous Amount Due

Payment(s) Received Since Last Statement

Current Month's Charges

DIAMOND HILL CDD 12929 SYDNEY RD, A

DOVER, FL 33527-0000

Total Amount Due

\$74.92 -\$74.92

\$68.06 \$68.06

Date Rec'd Rizzetta & Co., Inc. 03/07/2022

D/M approval CN

Date entered 03/18/2022

Fund 001

GL 53100

Date 03/21/22

Check #

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL









See reverse side for more information

Account: 211010801895

Current month's charges: \$68,06 Total amount due: \$68.06 Payment Due By: 03/23/2022

\$

Amount Enclosed

618050409419

00000005 01 AV 0.42 33614 FTECO103022223153810 00000 02 01000000 004 02 7122 002 ինիրդեն-ներդարդուներին կանգերին DIAMOND HILL CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318





tampaelectric.com

Contact Information

Residential Customer Care

813-223-0800 (Hillsborough County) 863-299-0800 (Polk County) 888-223-0800 (All other counties)

Commercial Customer Care

866-832-6249

Hearing Impaired/TTY

Power Outages Toll-Free 877-588-1010

Energy-Saving Programs 813-275-3909

Mail Payments to

TECO P.O. Box 31318 Tampa, FL 33631-3318

All Other Correspondence

Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Understanding Your Electric Charges

Average kWh per day – The average amount of electricity purchased per day.

Basic Service Charge – A fixed daily amount that covers the cost to provide service to your location. This charge is billed monthly regardless of any electricity used.

Bright Choices^{sa} - The associated fees and charges for leased outdoor lighting services.

Budget Billing – Optional plan averages your home's last 12 monthly billing periods so you pay the same amount for your service each month.

Clean Energy Transition Mechanism (CETM) – A charge to recover costs associated with electric meter upgrades and the closing of certain coal generating plants to support Tampa Electric's transition to produce clean energy.

Energy Charge – For residential, small commercial and lighting customers, includes the cost (except fuel) of producing and delivering the electricity you purchased, including conservation, environmental and capacity cost recovery charges. For other customers, the three cost recovery charges appear as separate line items.

Estimated - If Tampa Electric was unable to read your meter, "ESTIMATED" will appear. Your meter will be read next month, and any difference will be adjusted accordingly.

Florida Gross Receipts Tax – A tax is imposed on gross receipts from utility services that are delivered to retail customers in Florida, in accordance with Chapter 203 of the Florida Statutes. Utility companies collect the tax from all customers, unless exempt, and remit to the state

Fiorida State Tax – A tax imposed on every person who engages in the business of selling or renting tangible personal property at retail in the state, in accordance with Chapter 212 of the Florida Statutes.

Franchise Fee – A fee levied by a municipality for the right to utilize public property to provide electric service. The fee is collected by Tampa Electric and paid to the municipality.

Fuel Charge – Cost of fuel used to produce electricity you purchased. Fuel costs are passed through from fuel suppliers to our customers with no markup or profit to Tampa Electric.

Kilowatt-Hours (kWh) - The basic measurement of electric energy use.

Late Payment Charge – For past due amounts more than \$10, the late payment charge is the greater of \$5 or 1.5% of the past due amount. For past due amounts of \$10 or less, the late payment charge is 1.5% of the past due amount.

Municipal Public Service Tax – Many municipalities levy a tax on the electricity you use. It is collected by Tampa Electric and paid to the municipality.

Past Due – Previous charges that are past due are subject to a late payment charge fee and may result in disconnection.

Rate Schedule – The amount (rate) you pay depends on your customer category. The cost of providing service varies with the customer group.

Share – A Tampa Electric program administered by the Salvation Army and the Catholic Charities Diocese of St. Petersburg that helps pay energy bills of customers in need. If you choose to contribute, your contribution is tax deductible and is matched by Tampa Electric.

Storm Protection Charge – The cost of additional hardening efforts to further protect the power grid from hurricanes or other extreme weather events.

Sun Select™ – The cost of producing energy you purchased from dedicated solar generation facilities. You pay no fuel charge for the Sun Select portion of your bill.

Sun to Go[™] – The amount of electricity purchased from solar generating sources serving the Sun to Go program, which provides optional renewable energy purchases in 200 kWh blocks.

Total Amount Due – This month's charges will be past due after the date shown. THIS DATE DOES NOT EXTEND THE DATE ON ANY PREVIOUS BALANCE. It's important that you pay your bill before this date to avoid interruption of service.

Zap Cap Systems* – Surge protection for your home or business sold separately as a non-energy charge.

For more information about your bill, please visit tampaelectric.com.

Your payment options are:

- · Schedule free one-time or recurring payments at tecoaccount.com using a checking or savings account.
- · Mail your payment in the enclosed envelope. Please allow sufficient time for delivery.
- · Pay in person at an authorized Western Union payment location, which can be found at tampaelectric.com.
- Pay by credit card using KUBRA EZ-PAY at tecoaccount.com or by calling 866-689-6469.
 (A convenience fee will be charged to your bank account or credit card.)

When making your payment, please have your bill or account number available.

Please note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent of Tampa Electric. You bear the risk that this unauthorized party will not relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.





ACCOUNT INVOICE

tampaelectric.com

fy P8 min

Account:

211010801895

Statement Date:

03/02/2022

Current month's charges due 03/23/2022

Details of Charges - Service from 01/27/2022 to 02/24/2022

Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000

Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Read Date	Current Reading	Previous =	Total Used	Multiplier Billing Period
1000272505 02/24/2022	6,421	6,185	236 kWh	1 29 Days
				Tampa Electric Usage History
Daily Basic Service Charge Energy Charge		@ \$0.74000 @ \$0.07014/kWh	\$21.46 \$16.55	Kilowatt-Hours Per Day (Average)
Fuel Charge Storm Protection Charge		@ \$0.03057/kWh @ \$0.00315/kWh	\$7.21 \$0.74	FEB 2022 JAN Westernament State Control of the Con
Clean Energy Transition Mechanism Florida Gross Receipt Tax	236 kWh	@ \$0.00402/kWh	\$0.95 \$1.20	NOV programmentalinguarinanononomistationen sustanta 8 OCT programmentalinguarinanonomistationen 8 SEP programmentalinguarinanonomistationen 7
Electric Service Cost Zap Cap Systems			\$48.11	AUG plantonen and description and description and a JUL and an address and a JUL and a J
Service for: 12929 SYDNEY RD, A, DOVER Business Surge MST1120 Monthly		@ \$19.95	\$19.95	МАУ устанувания распростительного в АРК распростительного в АРК распростительного распростительного распростительного распростительного распростительного распростительного распростительного распростительного распрости
Zap Cap Systems Cost			\$19.95	2021
Total Current Month's Charge	S		\$68.06	

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Dec. 2021 includes Natural Gas 76%, Purchased Power 12%, Coal 6% and Solar 6%.



Medical Watch is here for you.



Let's work together to make staying safe in emergencies a top priority.

Our Medical Watch program helps us identify residential customers who use electrically powered or natural-gas-supplied life-sustaining equipment. To qualify, the customer or a patient residing at the customer's address must be dependent upon electrically powered or natural-gas-supplied medical equipment to sustain life and be certified as eligible by his or her Florida-licensed attending physician.

We are committed to serving the needs of all of our customers, especially those with extraordinary circumstances. We're here for you, and we encourage you to let us know about your situation by registering for our Medical Watch program. That way, we can let you know if we need to interrupt your service, which could impact the medical equipment that you depend on.

We will give advanced notice when interruption of service is necessary due to scheduled maintenance or unpaid bills. Participation in Medical Watch does not provide priority restoration, extended payment options or guaranteed uninterrupted service.

We recommend that all customers have a plan and be prepared for emergencies or severe weather. All customers are responsible for any backup equipment or power supply.

For more information about Medical Watch, call 813.225.5051 or visit tampaelectric.com/medicalwatch

Now is a good time to register for help

Assistance is available for those with special needs, especially during storm-related emergencies. Emergency authorities can assist you with finding a shelter and getting you there. A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and other emergencies. Visit floridadisaster.org to learn more or contact the special needs registry in your area:

813.307.8063 (Hillsborough County) 727.847.8137 (Pasco County) 863.298.7027 (Polk County) 727.464.3800 (Pinellas County)

Note: These are county numbers. Do not call these numbers for billing and/or account-related questions.







Bill To:

Diamond Hill CDD c/o Rizzetta & Company, Inc. 9428 Camden Field Pkwy Riverview, FL 33578

Property Name: Diamond Hill CDD

INVOICE

INVOICE #	INVOICE DATE
TM 332347	3/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2022 Invoice Amount: \$3,549.68

Description Current Amount

Monthly Landscape Maintenance- March 2022

Base \$2,970.68 Part 4 Irrigation \$288.00 Part 2 Fert \$291.00

Invoice Total

\$3.549.68

\$3, 549.68

IN COMMERCIAL

Date Rec'd Rizzetta & Co., Inc. 03/07/2022

D/M approval _____ Date 03/21/22

Date entered DSCAPING

Fund 001 GL 53700 OC 4604

Check #

Tab 2A

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Tampa, Florida · (904) 436-6270</u>

<u>Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614</u>

Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

____Assistant Secretary

The total items being presented: \$10,409.72

Diamond Hill Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice	Amount
Douglas Taggerty	3305	DT04112022	Board of Supervisor Meeting 04/15	\$	200.00
Ferdinand Ramos	3304	FR04112022	Board of supervisor meeting 04/11/2022	\$	200.00
Innersync Studio, Ltd	3298	20239	Quarterly Website Services 04/22	\$	384.38
James A. Oliver	3303	JO041122	Board of Supervisors meeting 04/11/2022	\$	200.00
Linda L. Dunn	3302	LD041122	Board of Supervisors Meeting 04/11/2022	\$	200.00
Rizzetta & Company, Inc.	3299	INV0000067102	District Management Fees 04/22	\$	4,630.50
Solitude Lake Management	3306	PI-A00790203	Lake and Pond Services 04/22	\$	771.47
LLC TECO	3300	211010801895 3/22	12929 Sydney Road #A 03/22	\$	67.19
Thurman E Craig Jr	3301	EC04112022	Board of Supervisor Meeting 04/11/22	\$	200.00
Yellowstone Landscape, Inc.	3307	TM 344874	Landscape Maintenance 04/22	\$	3,556.18

10,409.72

Report Total

Diamond Hill CDD

Meeting Date: April 11, 2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Linda Dunn	V	/
James Oliver	V	V
Ferdinand Ramos	V	/
Douglas Taggerty	/	/
Ed Craig	V	/

^(*) Does not get paid

EXTENDED MEETING TIMECARD

	1.2.20	Date Rec'd Rizzetta & Co., Inc. 04/11/2022
Meeting Start Time:	200 p	
Meeting End Time:	259P	D/M approval C \(\mathcal{N} \)_ Date 04/16/22
Total Meeting Time:	59M	Date entered 04/15/2022
Time Over() Hours:		Fund 001 GL 51100 OC 1101
Total at \$475 man Have		Check #
Total at \$175 per Hour:		

DM Signature: Whis me

Please forward copy to Susan Garcia for Extended Meeting Hours





INVOICE

BILL TO
Diamond Hill
12750 Citrus Park Lane
Tampa, FL 33625

DATE 04/01/2022
DUE DATE 04/16/2022
TERMS Net 15

Quarterly service	BALANCE DUE	\$384.38
CDD Ongoing PDF Accessibility Compliance Se	ervice	234.38
CDD Website Services - Hosting, support and tr	<u> </u>	150.00
DESCRIPTION		AMOUNT

Date Rec'd Rizzetta & Co., Inc. 04/01/2022

D/M approval ______ Date 04/04/22

Date entered _______ 04/01/2022

Fund ______ GL ____ 51300 OC _____ 5103

Check #

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

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	v	u	•	ᅜᄃ	

Date	Invoice #
4/1/2022	INV0000067102

Bill To:

DIAMOND HILL CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

		Services for the month of	Term		CI	ient Number
		April	Upon R	eceipt	0	0740
Description			Qty	Rate		Amount
Accounting Services	51300	0-3201 0-3100	1.00	\$1,44		\$1,445.00
Administrative Services		0-3100	1.00		2.50	\$382.50
Financial & Revenue Collections		0-3111	1.00 1.00		25.00 00.00	\$425.00 \$700.00
Landscape Consulting Services Management Services			1.00	\$1,57		\$1,578.0
Website Compliance & Management		D-3101 D-5103	1.00		0.00	\$100.00
Date Rec'd Rizzetta & Co. D/M approval	Date_04					
			Subtota	1		\$4,630.50

Total

\$4,630.50





Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00790203

Invoice Date: 04/01/22

PROPERTY: Diamond Hill

CDD

SOLD TO: Diamond Hill CDD

12750 Citrus Park Lane, Suite 115

Tampa, FL 33625

	CUSTOMER ID	CUSTOMER PO	Payme	ent Terms	
	D2043		N	let 30	
	Sales Rep ID	Shipment Method	Ship Date	T.	Due Date
	Mychal Manolatos				05/01/22
Qty	Item / Description		UOM U	nit Price	Extension
1	04/01/22 - 04	d Management Services SVR50782 4/30/22 d Management Services		771.47	771.47

Date Rec'd Rizzetta & Co., Inc. __04/01/2022

D/M approval ______ Date __04/12/22

Date entered ______ 04/08/2022

Fund _____ 001 GL __53800 OC __4605

Check #_____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H Little Rock, AR 72202 Subtotal771.47Sales Tax0.00Total Invoice771.47Payment Received0.00TOTAL771.47



ACCOUNT INVOICE

tampaelectric.com

Statement Date: 03/31/2022 Account: 211010801895

Current month's charges: \$67.19 Total amount due: \$67.19 **Payment Due By:** 04/21/2022

DIAMOND HILL CDD 12929 SYDNEY RD, A DOVER, FL 33527-0000

Your Account Summary Previous Amount Due \$68.06 -\$68.06 Payment(s) Received Since Last Statement **Current Month's Charges** \$67.19 **Total Amount Due** \$67.19 Date Rec'd Rizzetta & Co., Inc. 03/31/2022 D/M approval CN Date 04/04/22 Date entered 04/01/2022 GL 53100 OC 4301 Fund 001 Check #



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



SCAM AWARE TIP:

Remember, we will never call to ask for your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL mail phone online

See reverse side for more information

Account: 211010801895

Current month's charges: \$67.19 \$67.19 Total amount due: 04/21/2022 **Payment Due By: Amount Enclosed**

621754129776

DIAMOND HILL CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



ACCOUNT INVOICE

tampaelectric.com



Account: 211010801895 Statement Date: 03/31/2022 Current month's charges due 04/21/2022

Details of Charges – Service from 02/25/2022 to 03/25/2022

Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000 Rate Schedule: General Service - Non Demand

Meter Location: # A

Meter Number	Read Date	Current - Reading	Previous = Reading	Total	Used	Multiplier	Billing Period
1000272505	03/25/2022	6,649	6,421	228	kWh	1	29 Days
						Tampa Electric	Usage History
Daily Basic Service Charge		29 days	@ \$0.74000	\$21.46		Kilowatt-Hours Per Day (Average)	
Energy Charge	е	228 kWh	@ \$0.07014/kWh	\$15.99		(Average)	
Fuel Charge		228 kWh	@ \$0.03057/kWh	\$6.97		MAR 2022	8
Storm Protection Charge		228 kWh	@ \$0.00315/kWh	\$0.72		JAN	8 10
Clean Energy	Transition Mechanism	228 kWh	@ \$0.00402/kWh	\$0.92		DEC	10
Florida Gross	Receipt Tax			\$1.18		OCT	8
Electric Service Cost					\$47.24	SEP AUG	7 8
Zap Cap Syst	ems					JUL	8
Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000					MAY	8	
Business Sur	ge MST1120 Monthly	1 unit	@ \$19.95	\$19.95		APR MAR	9 9
Zap Cap Syst	ems Cost				\$19.95	2021	•
Total Curi	rent Month's Char	ges			\$67.19		



Bill To:

Diamond Hill CDD c/o Rizzetta & Company, Inc. 9428 Camden Field Pkwy Riverview, FL 33578

Property Name: Diamond Hill CDD

INVOICE

INVOICE #	INVOICE DATE
TM 344874	4/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2022 Invoice Amount: \$3,556.18

\$3, 556.18

Description Current Amount

Monthly Landscape Maintenance- April 2022

Base \$2,970.68
Part 4 Irrigation \$288.00
Part 2 Fert \$297.50

Invoice Total \$3,556.18

IN COMMERCIAL LANDSCAPING

Date Rec'd Rizzetta & Co., Inc. 04/10/2022

D/M approval ______ Date 04/16/22

Date entered ______ 04/15/2022

Fund ______ OL ____ 53900 OC _____ 4604

Check #

Should you have any questions or inquiries please call (386) 437-6211.

Tab 3





Diamond Hill CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-06-03

Prepared for:

District Manager Rizzetta and Company 12750 Citrus Park Lane, Suite #115 Tampa, Florida 33625

Prepared by:

Peter Simoes, Account Representative/Biologist

Sun City Field Office SOLITUDELAKEMANAGEMENT.COM 888.480.LAKE (5253)

TABLE OF CONTENTS

PONDS 1-3	3
PONDS 4-6	4
PONDS 7-9	5
PONDS 10-12	6
PONDS 13-15	7
PONDS	
PONDS	

Comments:

Treatment in progress

Low water levels. Minor terrestrial weeds developing along exposed bank to be treated during our routine visits. Open water looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 2

Comments:

Treatment in progress

Positive treatment results noted along perimeter targeting shoreline weeds. Minor planktonic algae within water column.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 3

Comments:

Treatment in progress

Shorelines looked good with minimal weeds. Minor turbidity. Planting native vegetation along perimeter is advised.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Evidence of treatment noted targeting grasses. Minor planktonic algae. Minor erosion along banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 5

Comments:

Site looks good

Minor new growth of lilies (right photo), which will be treated during our routine application dates.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 6

scheduled visits.

Comments:

Normal growth observed Minor torpedograss within shallow cove and along perimeter to be targeted during our

Action Required:

Routine maintenance next visit

Target:

Torpedograss





Comments:

Site looks good

Continues to look good following our scheduled maintenance visits.



Routine maintenance next visit

Target:

Species non-specific





Site: 8

Comments:

Treatment in progress

Dry during inspection. Evidence of chemical treatmnet noted following last month's visit targeting invasive herbaceous weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 9

Comments:

Moderate terrestrial weeds present, which were treated during our recent maintenance visit. Water levels increased from last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Positive treatment results noted targeting terrestrial weeds. Water levels remain low.

Action Required:

Routine maintenance next visit



Species non-specific





Site: 11

Comments:

Treatment in progress

Dry during inspection. Evidence of treatment noted throughout site targeting herbaceous weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 12

Comments:

Treatment in progress

Native plant material looked great. Evidence of treatment noted targeting cattails in northern cove.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Evidence of treatment noted targeting herbaceous weeds throughout site. Water levels increased from last inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 14

Comments:

Treatment in progress

Improved. Coverage of tall invasive weeds reduced following several herbicide applications. Planting advised to improve soil stability along perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 15

Comments:

Treatment in progress

Positive spot-treatment results noted targeting grasses within native vegetation (right photo).

Action Required:

Routine maintenance next visit

Target:

Torpedograss





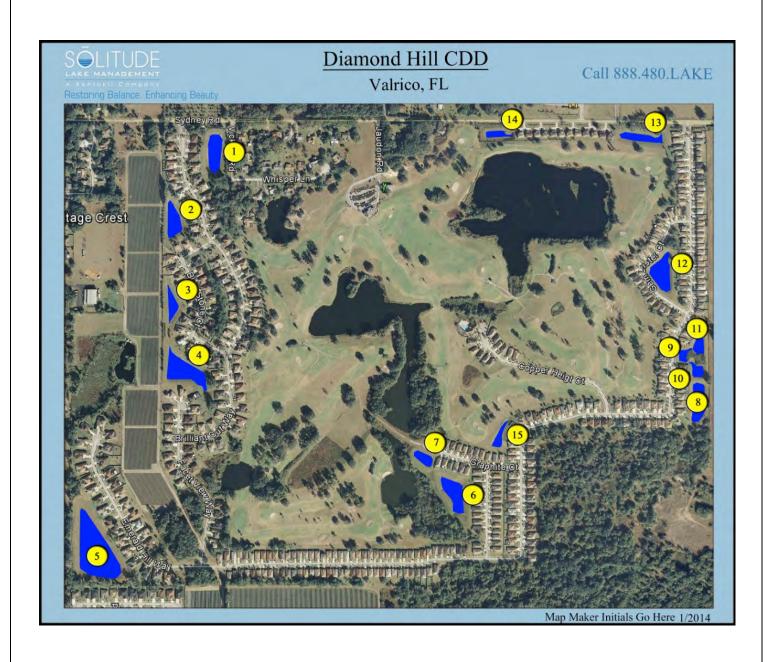
Management Summary

The waterway inspection for Diamond Hill CDD was completed on June 3rd, 2022 for all sites.

- Pond #1: Low water levels. Minor terrestrial weeds developing along exposed bank to be treated during our routine visits. Open water looked good.
- Pond #2: Positive treatment results noted along perimeter targeting shoreline weeds. Minor planktonic algae within water column.
- Pond #3: Shorelines looked good with minimal weeds. Minor turbidity. Planting native vegetation along perimeter is advised.
- Pond #4: Evidence of treatment noted targeting grasses. Minor planktonic algae. Minor erosion along banks.
- Pond #5: Minor new growth of lilies (right photo), which will be treated during our routine application dates.
- Pond #6: Minor torpedograss within shallow cove and along perimeter to be targeted during our scheduled visits.
- Pond #7: Continues to look good following our scheduled maintenance visits.
- Pond #8: Dry during inspection. Evidence of chemical treatmnet noted following last month's visit targeting invasive herbaceous weeds.
- Pond #9: Moderate terrestrial weeds present, which were treated during our recent maintenance visit. Water levels increased from last inspection.
- Pond #10: Positive treatment results noted targeting terrestrial weeds. Water levels remain low.
- Pond #11: Dry during inspection. Evidence of treatment noted throughout site targeting herbaceous weeds.
- Pond #12: Native plant material looked great. Evidence of treatment noted targeting cattails in northern cove.
- Pond #13: Evidence of treatment noted targeting herbaceous weeds throughout site. Water levels increased from last inspection.
- Pond #14: Improved. Coverage of tall invasive weeds reduced following several herbicide applications. Planting advised to improve soil stability along perimeter.
- Pond #15: Positive spot-treatment results noted targeting grasses within native vegetation (right photo).

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
1	Treatment in progress	Species non-specific	Routine maintenance next visit
2	Treatment in progress	Species non-specific	Routine maintenance next visit
3	Treatment in progress	Species non-specific	Routine maintenance next visit
4	Treatment in progress	Shoreline weeds	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Normal growth observed	Torpedograss	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Treatment in progress	Species non-specific	Routine maintenance next visit
9		Species non-specific	Routine maintenance next visit
10	Treatment in progress	Species non-specific	Routine maintenance next visit
11	Treatment in progress	Species non-specific	Routine maintenance next visit
12	Treatment in progress	Species non-specific	Routine maintenance next visit
13	Treatment in progress	Species non-specific	Routine maintenance next visit
14	Treatment in progress	Species non-specific	Routine maintenance next visit
15	Treatment in progress	Torpedograss	Routine maintenance next visit



Tab 4



SERVICES CONTRACT

CUSTOMER NAME: Diamond Hill SUBMITTED TO: Taylor Nielsen CONTRACT DATE: April 14, 2022

SUBMITTED BY: Jason Jasczak, Business Development Consultant

SERVICES: Pond 9 planting

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

- 1. <u>The Services</u>. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
- 2. <u>PAYMENT TERMS.</u> The fee for the Services is **\$1,213.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

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

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



4. <u>DISCLAIMER.</u> SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

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

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



- 6. <u>FORCE MAJEURE</u>. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
- 7. <u>ANTI-CORRUPTION AND BRIBERY.</u> Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
- 8. <u>GOVERNING LAW</u>. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
- 9. <u>ENTIRE AGREEMENT</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
- 10. <u>NOTICE</u>. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
- 11. <u>BINDING</u>. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
- 12. <u>FUEL/TRANSPORTATION SURCHARGE</u>. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
- 13. <u>E-Verify</u>. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Virginia Beach, VA 23453



Please Mail All Contracts to: 2844 Crusader Circle, Suite 450	
1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Remit All Payments to:	Customer's Address for Notice Purposes:
Date:	Date:
Title:	Title:
Printed Name:	Printed Name:
Signature:	Signature:
SOLITUDE LAKE MANAGEMENT, LLC.	Diamond Hill
ACCEPTED AND APPROVED:	



SCHEDULE A - SERVICES

Pond	Total amount	Species
pond 9	178	Gulf Spike Rush
	400	Duck Potato
	400	Pickerel Weed

<u>Aquatic Vegetation Installation:</u>

- 1. Contractor will install the following aquatic vegetation in 4"- 18" of water:
- 2. This plant species is suited to live and thrive in water less than 24" in depth.
- 3. Contractor will plant the vegetation around the perimeter of the pond.
- 4. All plants will be spaced 10-12 inches apart.
- 5. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
- 6. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
- 7. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
- 8. Contractor is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planning with harsh weather conditions. Contractor will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
- 9. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Contractor is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.



Permitting (when applicable):

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

<u>Customer Responsibilities (when applicable):</u>

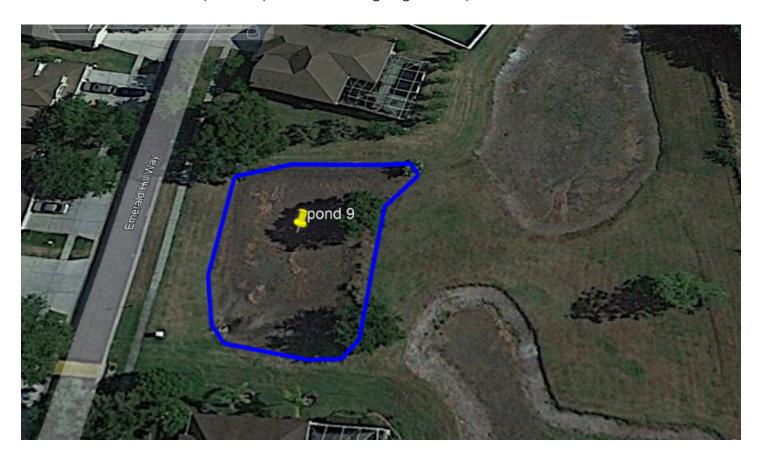
- 1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated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

General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health,
 Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is
 to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.



- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



Tab 4A



SERVICES CONTRACT

CUSTOMER NAME: Diamond Hill SUBMITTED TO: Taylor Nielsen CONTRACT DATE: April 14, 2022

SUBMITTED BY: Jason Jasczak, Business Development Consultant

SERVICES: Pond 10 planting

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

- 1. <u>The Services</u>. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
- 2. <u>PAYMENT TERMS.</u> The fee for the Services is **\$1,964.00** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

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

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



4. <u>DISCLAIMER.</u> SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

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

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



- 6. <u>FORCE MAJEURE</u>. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
- 7. <u>ANTI-CORRUPTION AND BRIBERY.</u> Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
- 8. <u>GOVERNING LAW</u>. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
- 9. <u>ENTIRE AGREEMENT</u>. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
- 10. <u>NOTICE</u>. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
- 11. <u>BINDING</u>. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
- 12. <u>FUEL/TRANSPORTATION SURCHARGE</u>. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
- 13. <u>E-Verify</u>. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Virginia Beach, VA 23453



Please Mail All Contracts to: 2844 Crusader Circle, Suite 450	
1320 Brookwood Drive Suite H Little Rock AR 72202	
Please Remit All Payments to:	Customer's Address for Notice Purposes:
Date:	Date:
Title:	Title:
Printed Name:	Printed Name:
Signature:	Signature:
SOLITUDE LAKE MANAGEMENT, LLC.	Diamond Hill
ACCEPTED AND APPROVED:	



SCHEDULE A - SERVICES

Pond	Total amount	Species
pond 10	284	Gulf Spike Rush
	650	Duck Potato
	650	Pickerel Weed

Aquatic Vegetation Installation:

- 1. Contractor will install the following aquatic vegetation in 4"- 18" of water:
- 2. This plant species is suited to live and thrive in water less than 24" in depth.
- 3. Contractor will plant the vegetation around the perimeter of the pond.
- 4. All plants will be spaced 10-12 inches apart.
- 5. Contractor will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
- 6. Contractor will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
- 7. Contractor is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
- 8. Contractor is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planning with harsh weather conditions. Contractor will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
- 9. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Contractor is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

Permitting (when applicable):



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

<u>Customer Responsibilities (when applicable):</u>

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

General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- 2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.

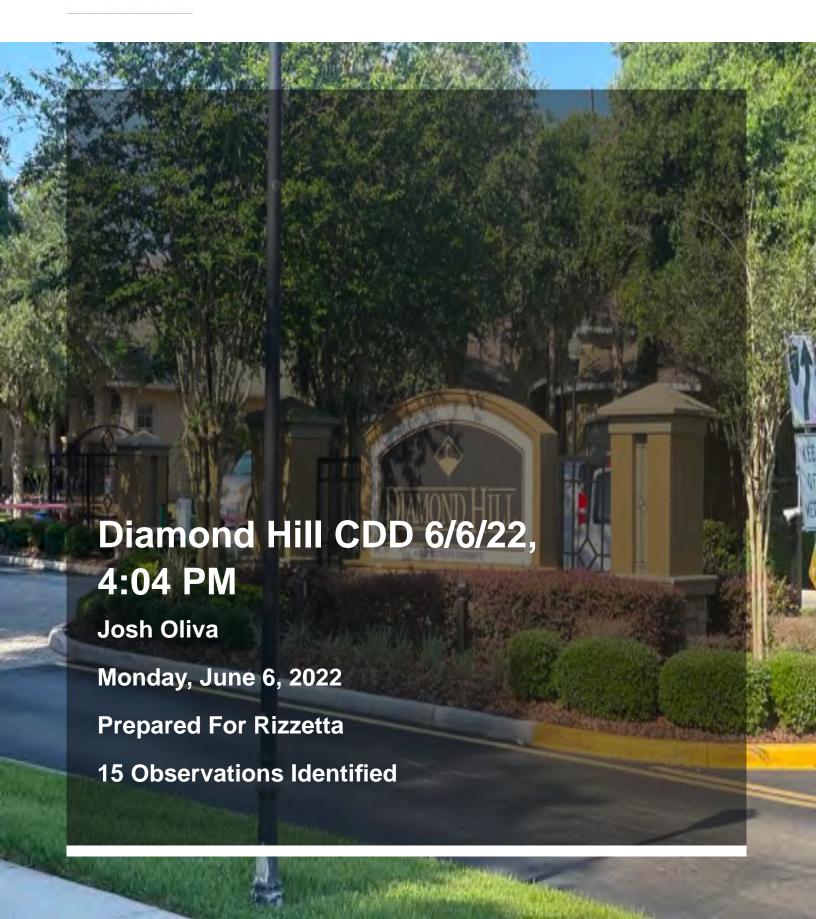


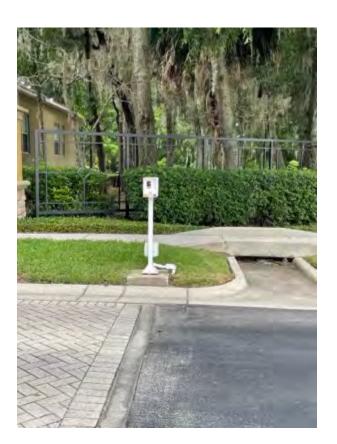
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



Tab 5







Rock Proposal
John and James from CDD board
and HOA board asked production
manager from Yellowstone on
6/6/2022 that Yellowstone provide
a proposal for adding rock around
the bases of both scanners at both
entry ways to avoid any damages
to the scanners.



Trimming Services
Property Manager
All trimming is being completed at
both front entrances



Pond Mowing
Property Manager
All pond mowing is being completed as contracted.



Pond Mowing



Mowing Services All mowing services are being completed weekly.



Conservation Cut Back
Proposal to cut back conservation
area may be needed to reach any
encroaching conservation that is
out of Yellowstones scope.



Cut Back Property Manager

Cut back any tree limbs that are overhanging the sidewalk and encroaching from conservation areas



Overall Healthy Landscape



Turf Fertilization
St. Augustine Turf is being fertilized as contracted. Overall turf is in very healthy condition.



Fertilize Aztec Grass Fertilize all shrubs at both entryways.



Moss
All lower hanging moss in
Yellowstones reach should be
removed weekly with services.



Wood Pile - Facet View And Emerald Way Wood pile left by homeowner at corner of emerald hill and facet view. Will have crew remove with next service if pile still exists.



Hog Damage Grubicide has been applied to area of hog damage and will continue prevention control. Will have crew level out the area and



Emerald Hill Way Entrance



Pocket Prune Pocket prune away in spent foliage in the schilling .

Josh Oliva Yellowstone

Tab 5A

Check Report Property: Danced Hell Type: A 19 Region Hell A 20 Region Hell	=	Descriptio	-			S	3	the state of				11	100	and the same	Viet I	n .	(III) (Marchel)	
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Diamond High		F ssoute performed:																Check Report
						Controller Location:					Comparabilier Lagrantions					Controller Locations	C	lecn:
											Terac					TENNE?	1	17

A: Replaced 4" Spray B: Replaced 6" Spray

C: Replaced 12" Spray
D: Replaced 4" Rotor

E: Replaced 12" Rotor F: Replaced Nozzle

G: Straighten Head H: Lateral Line Repair

I: Valve Repair

J: Valve Box

K: Maxijet L: Netafim Repair

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

Authorized by:

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Irrigation Wet Check Report

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Date:	Cr.	-75	-7	9	
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						PO	M SMTWTFS
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Runtime 40 40 40 20 M						PG	M_SMTWTF5
Repair						PE	
						PC	MSMTWTFS
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						PO	SM SMTWTFS SM SMTWTFS

Authorized by: _

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

A: Replaced 4" Spray

C: Replaced 12" Spray

E: Replaced 12" Rotor

G: Straighten Head

I; Valve Repair .

K: Maxijet

B: Replaced 6" Spray D: Replaced 4" Rotor F: Replaced Nozzie

H: Lateral Line Repair

J: Valve Box

L: Netafim Repair

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	Irrigation Wet	Tech:	Date: 5-19-22	. Sheet of
	Check Report	1	1	المائد المستوسون المستوس المست
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A: Replaced 4" Spray B: Replaced 6" Spray

C: Replaced 12" Spray D: Replaced 4" Rotor

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G: Straighten Head H: Lateral Line Repair

I: Valve Repair

J: Valve Box

K: Maxijet L: Netafim Repair

(Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

Authorized by:

Tab 6

Diamond Hill Community Development District ANNUAL FINANCIAL REPORT September 30, 2021

Diamond Hill Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Diamond Hill Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Diamond Hill Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



To the Board of Supervisors
Diamond Hill Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Diamond Hill Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 1, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Diamond Hill Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

Berger Joonboo Glam Dained + Frank

Fort Pierce, Florida

June 1, 2022

Management's discussion and analysis of Diamond Hill Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to financial statements. The Government-wide financial statements present an overall picture of the District's financial position and results of operations. The Fund financial statements present financial information for the District's major funds. The Notes to financial statements provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures and changes in fund balances – budget and actual is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, reconciliations are provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ♦ The District's total assets exceeded total liabilities by \$454,919 (net position). Net investment in capital assets for the District was \$(746,104). Restricted net position was \$66,021. Unrestricted net position was \$1,135,002.
- ♦ Governmental activities revenues totaled \$413,386 while governmental activities expenses totaled \$343,354.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmen	ital Act	ivities
	2021	-	2020
Current assets Restricted assets	\$ 1,136,528 116,256	\$	1,111,282 111,556
Capital assets	 1,233,161		1,324,068
Total Assets	2,485,945		2,546,906
Current liabilities Non-current liabilities Total Liabilities	166,026 1,865,000 2,031,026		162,019 2,000,000 2,162,019
Net Position Net investment in capital assets Restricted Unrestricted	 (746,104) 66,021 1,135,002		(805,932) 80,138 1,110,681
Total Net Position	\$ 454,919	\$	384,887

The decrease in capital assets is related to current year depreciation.

The decrease in non-current liabilities is related to the principal payments made in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

<u>Financial Analysis of the District</u> (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities				
		2021		2020	
Program Revenues Charges for services General Revenues	\$	413,185	\$	413,721	
Miscellaneous		-		2,450	
Investment earnings		201		7,233	
Total Revenues		413,386		423,404	
Expenses General government Physical environment Culture/recreation Interest and other charges Total Expenses		92,093 177,077 700 73,484 343,354		83,684 162,552 - 78,087 324,323	
Change in Net Position		70,032		99,081	
Net Position - Beginning of Year		384,887		285,806	
Net Position - End of Year	\$	454,919	\$	384,887	

The increase in general government is related to the increase in engineering fees in the current year.

The increase in physical environment is mainly related to the increase in stormwater and landscape maintenance expenditures in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020:

	Government	al Activities
	2021	2020
Infrastructure	\$ 2,812,478	\$ 2,812,478
Accumulated depreciation	(1,579,317)	(1,488,410)
Total Capital Assets, net	\$ 1,233,161	\$ 1,324,068

The capital asset activity in the current year was depreciation of \$90,907.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current year because reserve contingency and reserve expenditures were less than anticipated.

The September 30, 2021 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

• In March 2013, the District issued \$2,940,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2004 Capital Improvement Revenue Bonds. The balance outstanding at September 30, 2021 was \$2,000,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Diamond Hill Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Diamond Hill Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Diamond Hill Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Diamond Hill Community Development District STATEMENT OF NET POSITION September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,128,342
Prepaid expenses	8,186
Total Current Assets	1,136,528
Non-current Assets	
Restricted assets	
Investments	116,256
Capital assets being depreciated	
Infrastructure	2,812,478
Less: accumulated depreciation	(1,579,317)
Total Non-current Assets	1,349,417
Total Assets	2,485,945
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	1,526
Accrued interest	29,500
Bonds payable	135,000
Total Current Liabilities	166,026
Non-current liabilities	
Bonds payable	1,865,000
Total Liabilities	2,031,026
NET POSITION	
Net investment in capital assets	(746,104)
Restricted for debt service	66,021
Unrestricted	1,135,002
Total Net Position	\$ 454,919

Diamond Hill Community Development District STATEMENT OF ACTIVITIES For The Year Ended September 30, 2021

			R	Program Revenues narges for	Rev Cr Ne	(Expense) venues and nanges in t Position vernmental
Functions/Programs	E	Expenses		Services		ctivities
Governmental Activities General government Physical environment Culture/recreation Interest and other charges Total Governmental Activities	\$	(92,093) (177,077) (700) (73,484) (343,354)	\$	104,524 97,802 794 210,065 413,185	\$	12,431 (79,275) 94 136,581 69,831
		neral revenues				201
	In	vestment earn Change in		Position		70.032
	Net	Position - Beg				70,032 384,887
	Net	Position - End	of Ye	ar	\$	454,919

Diamond Hill Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2021

ASSETS	General	Debt Service	Total Governmental Funds		
Cash Prepaid expenses Restricted assets:	\$ 1,128,342 8,186	\$ - -	\$ 1,128,342 8,186		
Investments, at fair value Total Assets	\$ 1,136,528	116,256 \$ 116,256	116,256 \$ 1,252,784		
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable and accrued expenses	\$ 1,526	\$ -	\$ 1,526		
FUND BALANCES					
Nonspendable:					
Prepaid expenses Restricted:	8,186	-	8,186		
Debt service	-	116,256	116,256		
Assigned: Capital reserves	643,925	-	643,925		
Unassigned:	482,891	-	482,891		
Total Fund Balances	1,135,002	116,256	1,251,258		
Total Liabilities and Fund Balances	\$ 1,136,528	\$ 116,256	\$ 1,252,784		

Diamond Hill Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2021

Total Governmental Fund Balances	\$ 1,251,258
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$2,812,478, net of accumulated depreciation, \$(1,579,317), used in governmental activities are not current financial	
resources and therefore, are not reported at the fund level.	1,233,161
Long-term liabilities, including bonds payable, are not due and payable	
in the current period and therefore, are not reported at the fund level.	(2,000,000)
Accrued interest expense for long-term debt is not a current financial use	
and therefore, is not reported at the fund level.	(29,500)
Net Position of Governmental Activities	\$ 454,919

Diamond Hill Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

For The Year Ended September 30, 2021

		General		Debt Service	Total Governmental Funds		
Revenues	Φ.	000 400	Φ.	040.005	Φ.	440 405	
Special assessments	\$	203,120	\$	210,065	\$	413,185	
Investment earnings Total Revenues		164 203,284		37 210,102		201 413,386	
Total Neverlues		203,204		210,102		413,300	
Expenditures							
Current							
General government		92,093		-		92,093	
Physical environment		86,170		-		86,170	
Culture/recreation		700		-		700	
Debt service							
Principal		-		130,000		130,000	
Interest				75,402		75,402	
Total Expenditures		178,963		205,402		384,365	
Net change in fund balances		24,321		4,700		29,021	
Fund Balances - Beginning of Year		1,110,681		111,556		1,222,237	
Fund Balances - End of Year	\$	1,135,002	\$	116,256	\$	1,251,258	

Diamond Hill Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For The Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ 29,021
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(90,907)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	130,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	1,918
Change in Net Position of Governmental Activities	\$ 70,032

Diamond Hill Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND

For the Year Ended September 30, 2021

	Original Budget	 Final Budget	Actual	Fina P	ance With al Budget ositive egative)
Revenues					
Special assessments	\$ 200,838	\$ 200,838	\$ 203,120	\$	2,282
Investment earnings	3,000	 3,000	164		(2,836)
Total Revenues	 203,838	 203,838	203,284		(554)
Expenditures Current					
General government	84,377	84,377	92,093		(7,716)
Physical environment	119,461	119,461	86,170		33,291
Culture/recreation	, -	· -	700		(700)
Total Expenditures	203,838	203,838	178,963		24,875
Net change in fund balances	 	 	 24,321		24,321
Fund Balances - Beginning of Year	 	 	 1,110,681		1,110,681
Fund Balances - End of Year	\$ 	\$ -	\$ 1,135,002	\$ ^	1,135,002

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on May 11, 2004, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Hillsborough County, Florida Ordinance 04-23 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Diamond Hill Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors that reside within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Diamond Hill Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – Accounts for debt service requirements to retire certain special assessment revenue bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415. Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes infrastructure are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure 10-30 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they adopted a policy to follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$1,134,750 and the carrying value was \$1,128,342. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturities	F	air Value
First American Treasury Obligation Fund	13 days*	\$	116,256

^{*}Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

NOTE B - CASH AND INVESTMENTS (CONTINUED)

<u>Custodial Credit Risk – Deposits</u> (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have nor is required to have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in First American Treasury Obligation Fund was rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in First American Treasury Obligation Fund is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C - CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020 Additions Disposals					Balance September 30 2021		
Governmental Activities:								
Capital assets, being depreciated:								
Infrastructure	\$ 2,812,478	\$	-	\$	-	\$	2,812,478	
Less: accumulated depreciation	(1,488,410)		(90,907)		-		(1,579,317)	
Total Capital Assets, Being Depreciated, Net	\$ 1,324,068	\$	(90,907)	\$	-	\$	1,233,161	

Depreciation was charged to physical environment, \$90,907.

NOTE D - LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 2,130,000
Principal payments	(130,000)
Long-term debt at September 30, 2021	\$ 2,000,000

Long-term debt is comprised of the following:

Governmental Activities

Capital Improvement Revenue Refunding Bonds

\$2,940,000 Series 2013 Capital Improvement Revenue Refunding Bonds, fixed interest of 3.54%, maturing May 1, 2033, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners. Current portion is \$135,000.

\$ 2,000,000

NOTE D - LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending				
September 30,	Principal	 Interest		Total
2022	\$ 135,000	\$ 70,800	\$	205,800
2023	140,000	66,021		206,021
2024	145,000	61,065		206,065
2025	150,000	55,932		205,932
2026	155,000	50,622		205,622
2027-2031	880,000	165,495		1,045,495
2032-2033	395,000	 21,063		416,063
Totals	\$ 2,000,000	\$ 490,998	\$	2,490,998

Summary of Significant Bond Resolution Terms and Covenants

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013

Reserve Fund – The 2013 Reserve Account is funded from the proceeds of the Series 2013 Bonds in an amount equal to a certain 10 percent of the maximum annual debt service requirement of the 2013 bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Capital Improvement			
	Revenue Refunding Bonds			
	Reserve Reserve			
	Balance Requireme			quirement
Series 2013 Capital Improvement Revenue Refunding Bonds	\$	20,772	\$	20,735

NOTE E - SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operation and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statues). Direct collected assessments are due as determined by an annual assessment resolution adopted by the Board of Supervisors. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE F - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the past three years.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Diamond Hill Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Diamond Hill Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 1, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Diamond Hill Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Diamond Hill Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Diamond Hill Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors Diamond Hill Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Diamond Hill Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Dirgin Joonbo Glam Dained + Frank

Fort Pierce, Florida

June 1, 2022



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MANAGEMENT LETTER

To the Board of Supervisors Diamond Hill Community Development District Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Diamond Hill Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 1, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 1, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Diamond Hill Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Diamond Hill Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Diamond Hill Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Diamond Hill Community Development District. It is management's responsibility to monitor the Diamond Hill Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Diamond Hill Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$19,292
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2021 budget.

As required by Section 218.39(3)(c) and Section 218.32(1)(e), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Diamond Hill Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$475.85 and the Debt Service Fund \$399.43 \$639.07.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$413,185.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$2,000,000, matures May, 2033.



To the Board of Supervisors
Diamond Hill Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank

Derger Joonbo Glam Daines + Frank

Certified Public Accountants PL

Fort Pierce, Florida

June 1, 2022



Certified Public Accountants PL

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Diamond Hill Community Development District Hillsborough County, Florida

We have examined Diamond Hill Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Diamond Hill Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Diamond Hill Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Diamond Hill Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Diamond Hill Community Development District's compliance with the specified requirements.

In our opinion, Diamond Hill Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Certified Fubilic Accountant

Fort Pierce, Florida

June 1, 2022

Tab 7



District Manager's Report June 13

2022

UPCOMING DATES TO REMEMBER

- Next Meeting: August 8, 2022
- FY 2020-2021 Audit Completion Deadline: June 30, 2022
- Next Election (Seats 1, 2, and 3): November 8, 2022, time to register is June 13
 17, 2022 @ 12P

FINANCIAL SUMMARY General Fund Cash & Investment Balance: \$573,910 Reserve Fund Cash & Investment Balance: \$663,962 Debt Service Fund Investment Balance: \$283,859 Total Cash and Investment Balances: \$1,521,731 General Fund Expense Variance: Under Budget

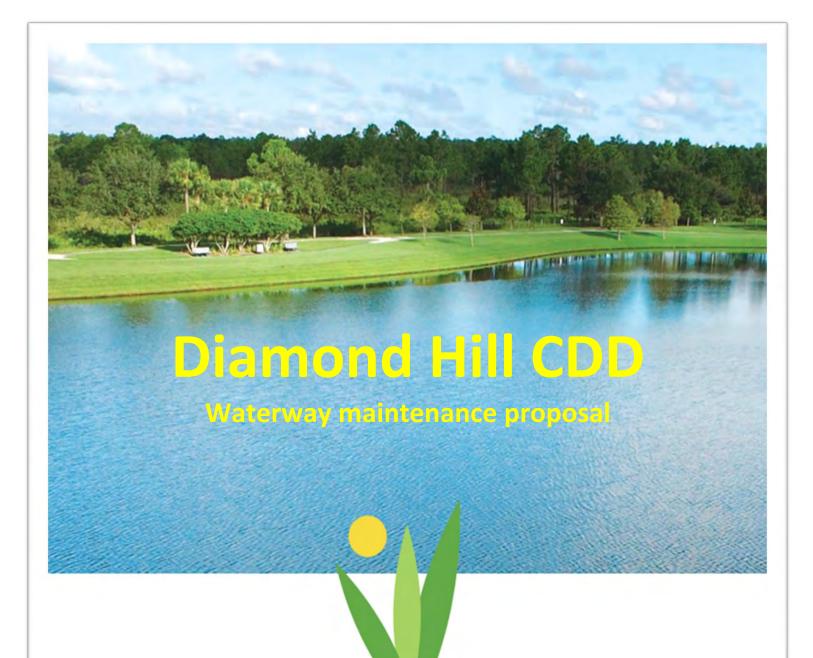
RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

H



Updates:

• This year, Seat 1, currently held by James Oliver, Seat 2, held by Linda Dunn and Seat 3, currently held by Ferdinand Ramos, are up for election in November 2022.



Aquatic Weed Control, Inc.

Your CLEAR choice in waterway management since 1992.

Orlando • Tampa • Fort Myers • Daytona Beach

407-859-2020 • 800-543-6694 • www.AquaticWeedControl.net

We are Aquatic Weed Control, Inc.

Aquatic Weed Control was established in Orlando in 1992 to provide cost-effective and innovative ways to solve aquatic vegetation problems. We are headquartered in Orlando with service locations in Tampa, Ft. Myers and Daytona Beach. Our longstanding reputation for quality service and friendly staff is not an accident. It is our sound belief in combining quality service with dedication that has guided our company over the years.

Our Staff

Our employees, in the office and in the field, truly care about each client and strive to meet and exceed the client's expectations.

Teamwork is a vital part of our success.

Our clients trust AWC for a wide range of environmental services. And likewise, we're proud to work closely with our clients.

That is how we build relationships that last.





Our Clients

- · Home Owners Associations
- Property Management Companies
- · Office and Industrial Parks
- Rusinesses of all sizes
- Condominium and Apartment Complexes
- Golf Course
- Amusement Parks
- Hospitals and Hotels
- . City, County and State Agencies
- Environment Consulting Firms
- Developers and Construction Companies
- And more



Resources

Whatever the job requires, Aquatic Weed Control has what it takes.



Our fleet of **pickup trucks** are equipped with trailers that can haul an ATV, skiff or airboat. You will see them often as they travel from account to account.



ATVs, or all-terrain vehicles are the ideal equipment for spraying along the shorelines of most waterways. Our fleet is especially equipped so our technician can travel easily around a waterway.



Skiffs are small boats that are equipped with trolling motors and specialized equipment. They are ideal for larger ponds where the weeds are too far away from the shoreline to be reached by a backpack or an ATV.



An **airboat** can navigate easily through shallow swamps and marshes. They can travel over and through patches of invasive plants where a regular boat propeller would get entangled.



Backpacks are used to individually target specific non-native plants. Our technician can walk into small, tight areas where larger equipment cannot get access.



Dump trucks are built to haul heavy loads and dump them easily. When debris is removed from a site, a dump truck is ideal for hauling and disposing of debris.



Swamp buggies are made to move around in swamps. With 4-wheel drive and over-sized tires, they can easily travel over dry land, sandy soil, mud and marshes.

Our Licenses

- Florida Commercial Aquatic Plant Management
- · Florida Natural Areas Weed Management
- Florida Right-of-Way Vegetation Management
- CSX Railroad Certified Contractor
- Certified Department of Environmental Protection, Stormwater Inspectors
- Department of Environmental Protection, Best Management Practices Certification



ALGAE CONTROL

Though some algae and aquatic weeds are a necessary part of a healthy ecosystem, too much is not a good thing. Algae can be especially troublesome as it is present year-round in Florida and thrives during the warmer months when it can double in size every 4 hours. Our professional aquatic weed control programs can make all of these aquatic nuisances manageable.

Algae molecules are in every waterway just waiting to be fed. Run-off and grass clippings from fertilized yards put additional nutrients into the water that can accelerate the growth of unwanted vegetation.

As part of a water management plan, we suggest:

- · Grass clippings are NOT blown into the water
- Use a phosphorus free fertilizer and do NOT fertilize within 10 feet of the shoreline

Biological controls can be introduced into an infested body of water that work day after day to assist an herbicide maintenance program in controlling algae and unwanted vegetation.

- New ponds should be dug deep enough to prevent light from reaching the bottom and located where they will not be fed nutrients that can wash down from larger nearby ponds.
- Have a good water run-off management plan in place.
 With all the rain we get in Florida this is vital. Nutrients from other sources run into a waterway and encourage new growth and stimulate any seeds in the water.
 Nutrients come from street drainage, yard debris and fertilized grass clippings.
- Plant native plants along the shoreline. Native plants
 compete with algae and other unwanted vegetation for
 nutrients and sunlight. These weed control agents also
 help oxygenate the water which promotes the breakdown
 of bacteria and provides food and protection for fish and
 water fowl.

When native plants are planted along the shoreline they act as a filtering agent. When it rains, the run-off from fertilized yards and streets hit the native plants first which soak up the nutrients before they can get into the waterway. The nutrients are often good for the plants but they are bad for a waterway.

Before



After



OTHER SERVICES WE PROVIDED

Wetlands

Florida's natural lands and water resources require special attention to keep them in their naturally functioning ecosystem condition. Some of these functions are to store floodwaters, improve water quality, maintain water flow and provide food, nesting and protection for fish and wildlife.

Aquatic Weed Control, Inc. has been developing and providing wetland programs for years. All of this experience is what brings HOAs, Builders, Commercial Developers and Consulting Firms back to us over and over again, year after

We work with the client to plan a strategy to get a wetland area cleaned up and working properly. Our experience and trained staff know which plants are aggressive and undesirable and which ones provide a benefit to any wetland.

We are always ready to work closely with the State, local agencies and the client to restore an area to as close to its natural conditions as possible by means of:

- Creation We can construct a wetland in an isolated area
- Enhancement Increase the function of an existing wetland
- Mitigation To compensate for losses to a wetland area, another wetland can be enhanced, restored or created
- Installation In Littoral areas, our trained staff will install native aquatic plants to help remove pollutants from a waterway. The plants act as a filtering agent.

You can count on the cooperation of AWC to be part of your team working hand in hand with government, environmental consulting firms and you, our client. AWC will ensure your project is a success and that a maintenance program is put in place that clearly makes a difference.



Native Plantings

Planting of native plants and trees is an area where we excel. We always work closely with our clients on any size planting project. We have an outstanding reputation for completing projects that exceed expectations.

Introducing native plants and trees into an area is an excellent way to mitigate, or offset, undesirable ecological factors. State and County governments also may require mitigation for environmental reasons including:





Wetlands impacted by development

When natural plants are removed it becomes a question of which plants will survive well in their new neighborhood without needing a lot of fertilizers and water. During construction, the land is moved around and/or more earth is brought in and the drainage usually changes. You need a company that can take all of this into consideration and help the developer make an informed decision. Plants that are native to Florida have adapted over the years to Florida's changing climate and require less water and fertilizers. Also, native trees are more likely to withstand hurricanes and tropical storms.

Preserving the ecosystem: When native plants are removed, that also removes the food, habitat and shelter for butterflies, birds and animals. Native plants preserve the natural ecosystem.

Filtering and gathering nutrients:

When native plants are planted along the shoreline of ponds and lakes, they act as a filtering agent. When it rains, the run-off carries nutrients from streets and fertilized lawns into waterways. The nutrients are often good for the plants but they are bad for a waterway. Nutrients also feed any unwanted seeds or algae close by and encourage growth.

Shoreline stabilization: Native plants that are strategically planted along a shoreline where rainwater runs off into ponds can help stabilize the shoreline and prevent erosion. The plant's roots grow and weave together acting as a web to strengthen the soil. We can help you with a selection of plants best • Identifying key access points, size of suited for this purpose.

Improving aesthetics: Native plants are an excellent choice when you want to improve the landscape around and near your waterway. As an example, Bald Cypress trees are an elegant addition to an area and since they are native, they thrive in Florida's changing climates

In addition to plant selection, a successful planting project includes:

- · Working closely with the client on a project and utilizing our experienced personnel
- Performing an on-site inspection before making any recommendations
- the area and soil conditions
- Using our knowledge of proper plant selection, size and quantities
- · Thorough follow up and maintenance

AWC's highly experienced and trained personnel will work closely with each client to make sure they have quality plants, properly installed to ensure success



Removals

Removals can be done using herbicides, mechanical and hand-held equipment or a combination of all three.

Herbicides: We use only EPA approved herbicides. Most are designed to target certain plants and kill on contact, while others are absorbed through their foliage and take about 7 – 10 days. Our technicians are thoroughly trained and licensed by the State in order to do their job properly every day for our clients.

Mechanical removal: This is an effective and efficient way to control or eliminate unwanted plants and trees. Some non-native plants grow so large that machines need to be brought onto a site to assist with the removal.

We look at all removal projects and determine which removal process will work the best. Our experienced operators can operate any kind of equipment needed to complete a project.

As we all know, getting rid of weeds or unwanted trees or shrubs is no picnic unless you have the right equipment.

Our trained staff can quickly and positively identify nuisance plants and remove them with minimal impact on neighboring native vegetation. Whether we are dealing with just a few trees or a large-scale acreage, specialized equipment enables us to get rid of these unwanted trees and remove the debris from the worksite, quickly and efficiently.

Whether it's an over-grown lakefront or an entire canal system that is clogged with growth, we have the training and expertise to make it all go away.





Erosion can be a real problem during heavy rains when the water pours into waterways and causes the bank to erode. This action depletes the surface soil and causes the edges to crack and fall into the water.

Our team of experts can help the situation from getting worse and take action to repair the damage.

Erosion Blanket: These blankets consist of degradable natural threads like hemp or coconut fibers that are pinned in place along shorelines. They provide protection and promote vegetation taking root

New vegetation is planted throughout the blanketed area. The blanket holds the shoreline in place and slowly degrades as the new plants take root and control the area on their own.









Benifical fish stocking



Blue Tilapia
(oreochromis aureus)

Blue Tilapia commonly grow to 2-4 lbs. They can grow to 5-6 lbs by the time they are 3-5 years old. The largest Blue Tilapia caught in Florida was 21 inches long and weighed 9.6 lbs! Blue Tilapia grow fast and tolerate a wide range of water conditions. They work great in aquaponics systems. They thrive in warm waters rich with vegetation and algae. They spawn when water temperatures reach 68 degrees and up. Brood size can range from 100 to 2000 eggs depending on the size of the female. The male constructs the nest and immediately after he fertilizes the eggs, the female picks them up in her mouth and swims away. Blue Tilapia primarily feed on plankton, detritus on the bottom of the lake or pond, and vegetation such as duckweed, watermeal, chara, water hyacinth, water lettuce and filamentous algae to name a few. Blue Tilapia also provide a great food source for large mouth bass because of the number of young and frequency of breeding. They can over populate if their numbers are not controlled by other fish such as bass or catfish.



Gambusia minnows are often called mosquito minnows because of their voracious appetite for mosquito and other insect larvae. A mature adult is said to be able to eat one hundred or more mosquito larvae in one day. They mature in as little as 8 weeks, have live birth with broods as large as 50 or more babies at a time and up to four broods a year. They can live in waters ranging from freezing to over 100 degrees with little to no oxygen saturation. Gambusia minnows also provide an ample, sustainable food source for other fish in your pond including themselves. There is little risk in them over populating because of their cannibalistic tendencies.

Diamond Hill CDD

WATERWAY MAP





Aquatic Weed Control, Inc.

Your Et EMi Choice in Waterway Management Bince 1952

THIS AGREEMENT made the dates set forth below, by and between Aquatic Weed Control, Inc. hereinafter "AWC", and

Diamond Hill CDD
c/o Rizzetta & Co.
3434 Cohwell Avenue Suite 200
Tampa, FL 33614
Christina Newsome 813-533-2950 ext. 6582 cnessome@rizzetta.com

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

AWC agrees to maintain the following waterway(s)treatment area(s) in accordance with the terms and conditions of this agreement.

(15) waterways associated with Diamond Hill CDD

- Initial startup charge \$ N/A - Shoreline grass and brush control \$ 703,00 (monthly) - Submersed and floating vegetation control \$ Included - Additional treatments as required by AWC \$ Included - A monthly report of all waterways treated \$ Included

Total monthly investment \$ 703.00

Scheduled treatments will be provided monthly (approximately once every 30 days)

Payments for this service will be in equal and consecutive monthly installments, each due 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

ed Control, Inc.	Customer's Signature	Title
	Print Signature	Date
	Print Company Name	_



Aquatic Weed Control, Inc.

Your 1.3 // Choice in Waterway Management Bince 1992

Addendum to Water Management Agreement

- AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
- It is CUSTOMER'S responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
- Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
- 4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER'S failure to follow water use restrictions.
- AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
- 6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, cartailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
- * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12)
 month periods unless CUSTOMER provides written notice stating otherwise.
- 8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
- AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole
 negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special
 or consequential damages resulting from any cause beyond our control.
- 10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.

ACCEPTANCE OF ADDENDUM

11. CUSTOMER agrees to pay any government-imposed tax including sales tax.

Tal Rose Aquatic Weed Control, Inc Customer's Signature Date

Diamond Hill CDD

THANK YOU FOR YOUR TIME AND YOUR CONSIDERATION!



Tad Roman

407-402-3309

For more information on AWC please visit: www.Aquaticweedcontrol.net

Tab 8



Financial Statements (Unaudited)

April 30, 2022

Prepared by: Rizzetta & Company, Inc.

diamondhillcdd.org rizzetta.com

Balance Sheet As of 4/30/2022 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	173,838	0	0	173,838	0	0
Investments	400,072	0	283,859	683,931	0	0
Investments - Reserves	0	663,962	0	663,962	0	0
Accounts Receivable	6,250	0	6,464	12,713	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	290,323
Amount To Be Provided Debt Service	0	0	0	0	0	1,709,677
Fixed Assets	0	0	0	0	2,812,478	0
Total Assets	580,160	663,962	290,323	1,534,445	2,812,478	2,000,000
Liabilities						
Accounts Payable	971	0	0	971	0	0
Accrued Expenses Payable	720	0	0	720	0	0
Due To Other Funds	0	0	0	0	0	0
Revenue Bonds PayableLong Term	0	0	0	0	0	2,000,000
Total Liabilities	1,691	0	0	1,691	0	2,000,000
Fund Equity & Other Credits						
Beginning Fund Balance	491,078	643,925	116,256	1,251,259	2,812,478	0
Net Change in Fund Balance	87,391	20,037	174,067	281,496	0	0
Total Fund Equity & Other Credits	578,469	663,962	290,323	1,532,755	2,812,478	0
Total Liabilities & Fund Equity	580,160	663,962	290,323	1,534,445	2,812,478	2,000,000

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	24	24	0.00%
Special Assessments					
Tax Roll	180,838	180,838	182,515	1,677	(0.92)%
Total Revenues	180,838	180,838	182,539	1,701	(0.94)%
Expenditures					
Legislative					
Supervisor Fees	6,000	3,500	3,800	(300)	36.66%
Financial & Administrative					
Administrative Services	4,590	2,678	2,678	0	41.66%
District Management	18,936	11,046	11,046	0	41.66%
District Engineer	7,000	4,083	1,867	2,217	73.33%
Trustees Fees	4,000	4,000	1,778	2,222	55.55%
Assessment Roll	5,100	5,100	5,100	0	0.00%
Financial & Revenue Collections	5,100	2,975	2,975	0	41.66%
Accounting Services	17,340	10,115	10,115	0	41.66%
Auditing Services	3,300	0	0	0	100.00%
Public Officials Liability Insurance	2,663	2,663	2,542	121	4.54%
Legal Advertising	2,000	1,167	508	659	74.60%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	175	0	175	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,738	1,597	1,853	(256)	32.31%
Legal Counsel					
District Counsel	7,500	4,375	3,202	1,173	57.30%
Electric Utility Services					
Utility Services	1,000	583	486	97	51.41%
Stormwater Control					
Aquatic Maintenance	8,400	4,900	5,148	(248)	38.71%
Lake/Pond Bank Maintenance	2,250	1,313	0	1,313	100.00%
Stormwater System Maintenance	1,000	583	950	(367)	5.00%
Aquatic Plant Replacement	1,000	583	0	583	100.00%
Miscellaneous Expense	1,000	583	0	583	100.00%
Other Physical Environment					
General Liability Insurance	2,960	2,960	2,826	134	4.52%
Property Insurance	1,635	1,635	1,040	595	36.39%

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Maintenance	48,351	28,205	27,471	734	43.18%
Ornamental Lighting & Maintenance	1,000	583	0	583	100.00%
Irrigation Repairs	2,000	1,167	0	1,167	100.00%
Entry & Walls Maintenance	1,000	583	0	583	100.00%
Well Maintenance	2,000	1,167	0	1,167	100.00%
Holiday Decorations	1,000	583	1,350	(767)	(35.00)%
Landscape Replacement Plants, Shrubs, Trees	5,000	2,917	3,300	(383)	34.00%
Field Services	2,800	1,633	1,400	233	50.00%
Miscellaneous Expense	1,000	583	39	545	96.13%
Contingency					
Miscellaneous Contingency	10,700	6,242	3,500	2,742	67.28%
Total Expenditures	180,838	110,452	95,148	15,305	47.39%
Excess of Revenue Over (Under) Expenditures	0	70,386	87,391	17,006	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	70,386	87,391	17,006	0.00%
Fund Balance, Beginning of Period					
	0	0	491,078	491,078	0.00%
Fund Balance, End of Period	0	70,386	578,469	508,084	0.00%

Statement of Revenues and Expenditures 005 - Reserve Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	37	37	0.00%
Special Assessments				
Tax Roll	20,000	20,000	0	0.00%
Total Revenues	20,000	20,037	37	0.19%
Expenditures				
Contingency				
Capital Reserve	20,000	0	20,000	100.00%
Total Expenditures	20,000	0	20,000	100.00%
Excess of Revenue Over (Under) Expenditures	0	20,037	20,037	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,037	20,037	0.00%
Fund Balance, Beginning of Period				
	0	643,925	643,925	0.00%
Fund Balance, End of Period	0	663,962	663,962	0.00%

Statement of Revenues and Expenditures 200 - Debt Service Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	29	29	0.00%
Special Assessments				
Tax Roll	207,704	209,439	1,735	0.83%
Total Revenues	207,704	209,467	1,764	0.85%
Expenditures				
Debt Service				
Interest	72,704	35,400	37,304	51.30%
Principal	135,000	0	135,000	100.00%
Total Expenditures	207,704	35,400	172,304	82.96%
Excess of Revenue Over (Under) Expenditures	0	174,067	174,067	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	174,067	174,067	0.00%
Fund Balance, Beginning of Period				
, ,	0	116,256	116,256	0.00%
Fund Balance, End of Period	0	290,323	290,323	0.00%

Diamond Hill CDD

Investment Summary April 30, 2022

Account	<u>Investment</u>	Balance as of April 30, 2022
SunTrust Bank	Money Market Account	\$ 3,058
Bank of Tampa	Money Market Account	3,649
Bank of Tampa ICS Program		
Western Alliance	Money Market Account	81,094
Customers Bank	Money Market Account	1
Pacific Western Bank	Money Market Account	63,918
Umpqua Bank	Money Market Account	248,352
	Total General Fund Investments	\$ 400,072
Bank of Tampa ICS Capital Reserve		
Cross River Bank	Money Market Account	\$ 248,352
Pinnacle Bank	Money Market Account	248,352
Western Alliance Bank	Money Market Account	167,258
	Total Reserve Fund Investments	\$ 663,962
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 263,086
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	20,773
	Total Debt Service Fund Investments	\$ 283,859

Summary A/R Ledger 001 - General Fund From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Hillsborough County Tax Collector	FY21-22	6,249.86
		Total 001 - General Fund	6,249.86

Summary A/R Ledger 200 - Debt Service Fund From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Hillsborough County Tax Collector	FY21-22	6,463.55
		Total 200 - Debt Service Fund	6,463.55
Report Balance			12,713.41

Aged Payables by Invoice Date Aging Date - 4/1/2022 001 - General Fund From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Straley Robin Vericker	4/25/2022	21349	Professional Services 04/22	970.50
			Total 001 - General Fund	970.50
Report Total				970.50

Diamond Hill Community Development District Notes to Unaudited Financial Statements April 30, 2022

Balance Sheet

- 1. Trust statement activity has been recorded through 04/30/22.
- 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.

<u>Summary A/R Ledger – Payment Terms</u>

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 9

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Diamond Hill Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Diamond Hill Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

beginning October 1, 2022, and end \$, which sum is dee	ropriated out of the revenues of the District (the or in a separate resolution), for the fiscal year ding September 30, 2023, the sum of emed by the Board to be necessary to defray all get year, to be divided and appropriated in the
Total General Fund	\$
Total Reserve Fund [if Applicable]	\$
Total Debt Service Funds	\$
Total All Funds*	\$

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- **c.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

^{*}Not inclusive of any collection costs or early payment discounts.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on June 13, 2022.

Attested By:	Diamond Hill Community Development District
Print Name:	Print Name:
Secretary/Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Tab 10

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD **VALOREM SPECIAL** PROVIDING FOR COLLECTION AND ASSESSMENTS; ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS: CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES **AND PROCEDURAL IRREGULARITIES**; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Diamond Hill Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as Exhibit A ("FY 2022-2023 Budget") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("O&M Assessments");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. Uniform Method for all Debt Assessments and all O&M Assessments. The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- **Section 4. Certification of Assessment Roll**. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- **Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on June 13, 2022.

Attested By: Print Name:	Diamond Hill Community Development District Print Name:

Exhibit A: FY 2022-2023 Budget