

Diamond Hill Community Development District

Board of Supervisors' Meeting August 8, 2022

District Office: 2700 S. Falkenburg Drive, Suite 2745 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.

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

August 3, 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**, **August 8**, **2022**, **at 2:00 p.m.** at the office of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578. The following is the revised agenda for this meeting:

1.	CALL	. TO ORDER
2.	AUDI	ENCE COMMENTS ON AGENDA ITEMS
3.	BUSI	NESS ADMINISTRATION
	A.	Consideration of Minutes of Board of Supervisors'
		Meeting held on June 13, 2022 Tab 1
	B.	Consideration of Operation & Maintenance
		Expenditures for May and June 2022 Tab 2
4.	STAF	F REPORTS
	A.	Aquatic Maintenance Update Tab 3
	B.	Landscape and Irrigation Maintenance Update Tab 4
	C.	Consideration of Planting Replacement at West Entrance
		ProposalTab 5
	D.	District Counsel Update
	E.	District Engineer Update
	F.	District Manager Update
		Review of District Manager Report Tab 6
		2. Update to District Financials Tab 7
5.	BUSI	NESS ITEMS
	A.	Consideration of Resolution 2022-03, Adopting the Fiscal Year
		2022-2023 Meeting Schedule Tab 8
	В.	
	C.	Consideration of Trimmers Holiday Lighting Proposal Tab 10
6.		RVISOR REQUESTS
7.	ADJC	DURNMENT

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 August 3, 2022 Page Two

John Vericker, District Counsel

Tab 1

June 13, 2022– Minutes of Meeting

Page 1

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

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Diamond Hill Community Development District was 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 FL, 33578. The following is the agenda for this meeting:

Present and constituting a quorum:

Ferdinand Ramos	Board Supervisor, Chairman
James Oliver	Board Supervisor, Vice Chairman
Linda Dunn	Board Supervisor, Assistant Secretary
Ed Craig	Board Supervisor, Assistant Secretary
Douglas Taggerty	Board Supervisor, Assistant Secretary

Also present were:

Christina Newsome Dis John Vericker Dis

District Manager, Rizzetta & Co., Inc.
District Counsel, Straley, Robin & Vericker (via Phone)

Audience Not present.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS Audience Comments on Agenda Items

John Orcutt, the HOA President of Diamond Hill, called in and requested that the CDD ask landscapers to cut back around the poles at the entrance. The Board asked staff to work together to provide a proposal to cut back and add stones to prevent the sensor blockage. He informed the Board that there is no active hog activity as of recently.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT June 13, 2022– Minutes of Meeting

Page 2

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 11, 2022

48 49 50

Ms. Newsome presented the minutes of the Board of Supervisors' regular meeting held on April 11, 2022.

51 52

On a Motion by Ms. Dunn, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 11, 2022 as presented, for the Diamond Hill Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for March and April 2022

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Ms. Newsome presented the Operation & Maintenance Expenditures for March and April 2022.

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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 March 2022 (\$9,209.21) and April 2022 (\$10,409.72), for the Diamond Hill Community Development District.

616263

FIFTH ORDER OF BUSINESS

Staff Reports

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A. Aquatic Maintenance Report

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No action was taken on the pond planting proposals as there is no irrigation on those ponds.

1. Consideration of Aquatic Plant Proposals

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B. Landscape & Irrigation Maintenance Report

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The Board requests that Yellowstone come to meetings in person moving forward. The Board informed Staff of the dead shrubs at the west entrance. The Hog damage on the sidewalks needs to be cleaned. Landscape needs to trim low hanging branches and the brush pile needs to be removed. The Board also requested not to renew quarterly landscape inspection services after the contact ends.

77 78 79

C. District Counsel Update

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT June 13, 2022- Minutes of Meeting

Page 3

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81		

1. Presentation of Audit Response Letter FY 2021

82

Mr. Vericker was present via phone.

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On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors accepted fiscal year 2020-2021 audit, for the Diamond Hill Community Development District.

8485

D. District Engineer

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No present, no report was given.

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E. District Manager

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1. Review of District Manager Report

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Ms. Newsome presented the District Manager report to the Board.

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2. Update on District Financials

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Ms. Newsome advised the Board that they are currently operating under budget.

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SIXTH ORDER OF BUSINESS

99 100 Consideration of Resolution 2022-03, Adopting the Final Budget for Fiscal Year 2022/2023

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On a Motion by Mr. Oliver, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved to open a public hearing on the final budget., for the Diamond Hill Community Development District.

102 103

AUDIENCE COMMENTS ON AGENDA ITEMS

104105

No audience members in attendance.

106107108

Ms. Newsome presented Resolution 2022-03, Adopting the Final Budget for Fiscal Year 2022/2023.

109

On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board of Supervisors approved Resolution 2022-03, Adopting the Final Budget for Fiscal Year 2022/2023, for the Diamond Hill Community Development District.

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT June 13, 2022– Minutes of Meeting Page 4

111 112 AUDIENCE COMMENTS ON AGENDA ITEMS 113 114 No audience members in attendance. 115 116 SEVENTH ORDER OF BUSINESS Consideration of Resolution 2022-04, 117 Levying the O&M Assessment for 118 Fiscal Year 2022/2023 119 120 On a Motion by Mr. Ramos, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved Resolution 2022-04, Adopting the Levying of O&M Assessment for Fiscal Year 2022/2023, for the Diamond Hill Community Development District. 121 **AUDIENCE COMMENTS ON AGENDA ITEMS** 122 123 No audience members in attendance. 124 125 On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved to close a public hearing on the final budget., for the Diamond Hill Community Development District. 126 **EIGHTH ORDER OF BUSINESS** Supervisor Requests 127 128 129 James Oliver asked that Staff contact the county to maintain county property on 130 Emerald Hill Way. 131 132 NINTH ORDER OF BUSINESS **Adjournment** 133 134 Ms. Newsome stated that if there was no further business to come before the 135 Board than a motion to adjourn was in order. 136 137 On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board of Supervisors adjourned the meeting at 2:39 p.m., for the Diamond Hill Community Development District. 138 139 140

Secretary/Assistant Secretary

141

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 May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

Approval of Expenditures:

_____Chairperson

____Vice Chairperson

Assistant Secretary

The total items being presented: \$16,001.15

Diamond Hill Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoid	ce Amount
Finn Outdoor, LLC	3312	1870	Pond Bank Maintenance 04/22	\$	3,350.00
Johnson, Mirmiran &	3310	35-191626	Engineering Services 01/22-04/22	\$	2,693.60
Thompson Inc Rizzetta & Company, Inc.	3309	INV0000067894	District Management Fees 05/22	\$	3,930.50
Solitude Lake Management	3313	PI-A00809672	Lake and Pond Services 05/22	\$	771.47
LLC Straley Robin Vericker	3308	21349	Professional Services 04/22	\$	970.50
Straley Robin Vericker	3315	21507	Professional Services 04/22	\$	448.95
TECO	3311	211010801895 5/22	12929 Sydney Road #A 05/22	\$	74.45
Yellowstone Landscape, Inc.	3314	TM 356496	Landscape Maintenance 05/22	\$	3,761.68
Report Total				\$	16,001.15

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

<u>District Office - Tampa, FL - 813-533-2950</u> <u>Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614</u> <u>www.diamondhill.org</u>

Check Request

Amount:	\$3,350.00
Date:	05/20/2022
Payable to:	Finn Outdoor
Address:	509 Lewis Blvd SE Saint Petersburg, FL 33705
Description:	Pond Drain Maintenance Estimate 1870
Requestor:	Amanda Ball
Approved:	
	Date Rec'd Rizzetta & Co., Inc. 05/16/2022 D/M approval
	Date entered 05/20/2022 Fund 001 GL 53800 OC 4606 Check #

Finn Outdoor

509 Lewis Blvd SE Saint Petersburg, FL 33705 US (813)957-6075 robb@finnoutdoor.com



Estimate

ADDRESS

Diamond Hill CDD

ESTIMATE # 1870 **DATE** 04/11/2022

ACTIVITY	QTY	RATE	AMOUNT
Drain Maintenance Pond 30 – Remove sediment 1' below CS 30(E) orifice. Confirm functionability.	1	100.00	100.00
Drain Maintenance Pond 40 - Repair CS 40 orifice per plan detail. Confirm functionability.	1	300.00	300.00
Drain Maintenance Pond 1600 – Mulch or remove vegetation in highlighted areas around CS 1600, Outfall pipe, spreader swale, and underdrain/clean outs areas, confirm functionability.	1	2,950.00	2,950.00
ТОТ	AL	\$	3,350.00

Accepted By

Accepted Date 04/13/22

Christina Newsome w/ Chairman Approval



May 9, 2022

Diamond Hill Community Development District Attn: Accounts Payable Rizzetta & Company, Inc. 12750 Citrus Park Lane, Ste. 115 Tampa, FL 33625

Re: Diamond Hill CDD

SWMF Pond Inspections Phase 2_49016954.025

Please remit payment to:

Johnson Mirmiran & Thompson, Inc. 40 Wight Avenue Hunt Valley, MD 21030

Invoice Number: 35-191626 Period Starting Date: 1/23/2022 Period Ending Date: 4/23/2022 JMT Project Number: 16-B044-005 Candi Boyer Prepared by:

cboyer@jmt.com

We are hereby submitting our invoice for professional services, as per our Contract.

Name of Employee Classification		Ho	urly Rate	Total Hours		<u>Total</u>	
Brletic, Stephen	Project Manager	\$	192.40	14.00	\$	2,693.60	
		JMT La	oor Total	14.0	\$	2,693.60	
			TOTA	AL DUE THIS INVOICE	\$	2,693.60	

Date Rec'd Rizzetta & Co., Inc. 05/09/2022 CN Date D/M approval ___ Date entered ___05/12/2022 Fund 001 GL 51300 OC 3103 Check #_

"Certified that all invoicing is true and correct and payment has not yet been received." Johnson, Mirmiran & Thompson, Inc.

DocuSigned by: STEPHEN BRLETIC

Stephen Brletic, P.E. **Project Manager**

Fed I.D. No. 52-0963531



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT Apr-22

	<u>HOURS</u>	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Preparation, Attendance, Follow- up, Engineer's Report, Invoicing	0.00	\$192.40	S. Brletic		\$0.00
SWFWMD Statement of Inspection ERP: 44024679.000	2.00	\$192.40	S. Brletic		\$384.80
Stormwater Needs Analysis	12.00	\$192.40	S. Brletic		\$2,308.80
INVOICE TOTAL	14.00				\$2,693.60

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

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Date	Invoice #
5/1/2022	INV0000067894

Bill To:

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

		Services for the month of	Term	ns	CI	ient Number
		May	Upon R		0	0740
Description			Qty	Rate		Amount
Accounting Services	51300-3201	\$1,445.00	1.00	\$1,44		\$1,445.0
Administrative Services	51300-3100	\$382.50	1.00		2.50	\$382.50
Financial & Revenue Collections	51300-3111	\$425.00	1.00 1.00	\$42 \$1,57	5.00	\$425.0 \$1,578.0
Management Services Website Compliance & Management	51300-3101 51300-5103	\$1,578.00 \$100.00	1.00		0.00	\$1,576.0
Date entered 05/04/2022	05/01/2022 te 05/04/22 See Above					
			Subtota	Γ		\$3,930.50
			Total			\$3,930.50

INVOICE



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

Invoice Number: PI-A00809672 Invoice Date: 05/01/22

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		1	Net 30	
	Sales Rep ID	Shipment Method	Ship Date	I	Due Date
	Mychal Manolatos				05/31/22
Qty	Item / Description		UOM L	Init Price	Extension
1	05/01/22 - 09	d Management Services SVR50782 5/31/22 d Management Services		771.47	771.47

Date Rec'd Rizzetta & Co., Inc. 05/01/2022						
D/M approval	_CN	Date 05/16/22				
Date entered	05/12/2022					
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

April 25, 2022 Client:

Client: 001479 Matter: 000001 Invoice #: 21349

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
3/25/2022	LB	PREPARE DRAFT RESOLUTION APPROVING FY 2022/2023 BUDGET AND SETTING PUBLIC HEARING; PREPARE PUBLICATION ADS FOR FY 2022/2023 OPERATIONS AND MAINTENANCE ASSESSMENTS AND BUDGET.	1.8	\$297.00
3/28/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICE.	0.3	\$91.50
3/28/2022	LB	FINALIZE RESOLUTION AND PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
4/1/2022	JMV	REVIEW COMMUNICATION FROM C. YEM; REVIEW LEGAL NOTICE.	0.3	\$91.50
4/11/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.5	\$457.50
		Total Professional Services	4.1	\$970.50

April 25, 2022

Client: 001479 Matter: 000001 Invoice #: 21349

Page: 2

Total Services \$970.50
Total Disbursements \$0.00

 Total Current Charges
 \$970.50

 Previous Balance
 \$310.00

 Less Payments
 (\$310.00)

 PAY THIS AMOUNT
 \$970.50

Please Include Invoice Number on all Correspondence

Date Rec'd Ri	zzetta & Co., I	lnc	04/25/2022
D/M approval			
Date entered	04/29/2022		
Fund 001	GL 51400	OC_	3107
Check #			

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

May 24, 2022

Client: 001479 Matter: 000001 Invoice #: 21507

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	JMV	REVIEW COMMUNICATION FROM A. BALL; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
4/21/2022	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$82.50
4/22/2022	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.9	\$274.50
		Total Professional Services	1.7	\$448.50

DISBURSEMENTS

Date	Description of Disbursements		Amount
5/15/2022	Photocopies		\$0.45
		Total Disbursements	\$0.45

May 24, 2022

Client: 001479 Matter: 000001 Invoice #: 21507

Page: 2

Total Services \$448.50
Total Disbursements \$0.45

 Total Current Charges
 \$448.95

 Previous Balance
 \$970.50

 Less Payments
 (\$970.50)

 PAY THIS AMOUNT
 \$448.95

 Date Rec'd Rizzetta & Co., Inc.
 05/25/2022

 D/M approval
 Image: Co., Inc.
 05/25/2022

 Date entered
 05/25/2022

 Fund 001
 GL
 51400 OC
 3107

Check #

Please Include Invoice Number on all Correspondence



RECEIVED MAY - 9 2022

tampaelectric.com

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ACCOUNT INVOICE

Statement Date: 05/02/2022 Account: 211010801895

Current month's charges: Total amount due:

Payment Due By:

\$74.45 05/23/2022

\$74.45

Your Account Summary

Previous Amount Due Payment(s) Received Since Last Statement

Current Month's Charges

Total Amount Due

DIAMOND HILL CDD

12929 SYDNEY RD, A

DOVER, FL 33527-0000

\$74.45 \$74.45

\$67.19 -\$67.19

Date Rec'd Rizzetta & Co., Inc. 05/09/2022

D/M approval CN Date 05/16/22

Date entered 05/12/2022

Fund 001 GL 53100 OC 4301

Check #

Paperless Billing Contact ince: worky free! Sign up for free-foday! tampaelectric.com/paperless

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

Yard project? Avoid damage and fines

nore at tampaelectric.com/811



WAIT two business days



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



WAYS TO PAY YOUR BILL







phone online

See reverse side for more information

Account: 211010801895

Current month's charges: Total amount due:

05/23/2022

Payment Due By: **Amount Enclosed**

625457847884

00000881 01 AV 0.42 33614 FTECO105022223090810 00000 02 01000000 006 02 8108 գիիկիկերիրկինուի Մերհիայինիկիրիկինունին DIAMOND HILL CDD 3434 COLWELL AVE, STE 200 TAMPA, FL 33614-8390

MAIL PAYMENT TO: 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 - 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

Account:

211010801895

Statement Date:

05/02/2022

Current month's charges due 05/23/2022

Details of Charges - Service from 03/26/2022 to 04/26/2022

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 = Reading	Total Used	Multiplier Billing Period
1000272505 04/26/2022	6,897	6,649	248 kWh	1 32 Days
			**************************************	Tampa Electric Usage History
Daily Basic Service Charge	32 da	ays. @ \$0.74000	\$23.68	Kilowatt-Hours Per Day
Energy Charge	248 k	Wh @ \$0.07035/kWh	\$17.45	(Average)
Fuel Charge	248 k	Wh @\$0.04126/kWh	\$10.23	APR 2022
Storm Protection Charge	248 k	Wh @\$0.00315/kWh	\$0.78	FEB production and the second
Clean Energy Transition Mechanism	248 k	Wh @ \$0.00402/kWh	\$1.00	JAN DEC 10
Florida Gross Receipt Tax			\$1.36	NOV ************************************
Electric Service Cost		* *	\$54.5	SEP representation of the second seco
Zap Cap Systems			•	AUG promonent and the second s
Service for: 12929 SYDNEY RD, A, DOVE	R, FL 33527-0000			JUN реализментов в 1
Business Surge MST1120 Monthly	. 1 (unit @ \$19.95	\$19.95	APR population and the second
Zap Cap Systems Cost			\$19.9	***
Total Current Month's Charg	es		\$74.4	5 -



Rise and Sunshine!

For about what you pay for a cup of home-brewed coffee, you can support clean, renewable solar energy in our Tampa Bay communities. Just 16 cents a day (\$5 per month) added to your utility bill supports the use of solar energy throughout our neighborhoods. You can purchase one or more \$5, 200 kilowatt-hour "solar blocks" each month, and we deliver that much solar energy to the grid that keeps our power humming.

For more information, visit: tampaelectric.com/suntogo



Solar!

Nature's Energy Brew 100% Natural 100% Renewable

0 Emissions

TECO

Served to you by Tampa Electric, Florida's top producer of solar energy per customer.



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 356496	5/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2022 Invoice Amount: \$3,761.68

\$3, 761.68

Description Current Amount

Monthly Landscape Maintenance- May 2022

 Base
 \$2,970.68

 Part 4 Irrigation
 \$ 288.00

 Bahia
 \$ 212.00

 St Augustine
 \$ 291.00

Invoice Total \$3,761.68

IN COMMERCIAL LANDSCAPING

Date Rec'd Rizzetta & Co., Inc. __05/01/2022

D/M approval ______ Date __05/16/22

Date entered _______ 05/12/2022

Fund _____ 001 ____ GL ____ 53900 OC _____ 4604

Check #

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

Tab 2A

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 June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 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: \$13,085.35

Diamond Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice	e Amount
Berger, Tombs, Elam, Gains & Frank	3318	358926	Audit Services for FY 09/21	\$	3,100.00
Douglas Taggerty	3323	DT061322	Board of Supervisors Meeting 06/13/22	\$	200.00
Ferdinand Ramos	3322	FR061322	Board of Supervisors Meeting 06/13/22	\$	200.00
James A. Oliver	3321	JO061322	Board of Supervisors Meeting 06/13/22	\$	200.00
Johnson, Mirmiran & Thompson Inc	3324	36-192997	Engineering Services 04/22-05/22	\$	1,604.20
Linda L. Dunn	3320	LD061322	Board of Supervisors Meeting 06/13/22	\$	200.00
Solitude Lake Management LLC	3325	PI-A00828386	Lake and Pond Services 06/22	\$	771.47
Straley Robin Vericker	3326	21674	Professional Services Through 06/15/22	\$	930.00
Thurman E Craig Jr	3319	EC061322	Board of Supervisors Meeting 06/13/22	\$	200.00
Times Publishing Company	3317	0000226176 05/18/22	Acct #107822 Legal Advertising 05/22	\$	1,480.00

Diamond Hill Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoid	ce Amount
Times Publishing Company	3317	0000226191 05/25/22	Acct #107822 Legal Advertising 05/22	\$	291.00
Times Publishing Company	3317	0000226204 05/25/22	Acct #107822 Legal Advertising 05/22	\$	359.00
Yellowstone Landscape, Inc.	3327	TM 372914	Landscape Maintenance 06/22	\$	3,549.68
Report Total				\$	13,085.35

Berger, Toombs, Elam, Gaines & Frank

RECEIVED

JUN - 8 2022

Fund 001

Check #

Certified Public Accountants

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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

GL 51300

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT 3434 COLWELL AVENUE, STE 200 TAMPA, FL 33614

Invoice No. 358926 Date 06/05/2022 Client No. 20498

Chem No. 20490

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2021.

Total Invoice Amount

3,100.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

DIAMOND HILL CDD

Meeting Date: 06-13-2022

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	V	V
Ed Craig	✓	V

^(*) Does not get paid

Mileage to Charge

NOTE: Supervisors are only paid if checked present.

Date Rec'd Rizzetta & Co., Inc. 06/15/22		
——₱/M approval <u> </u>		
Date entered 06/16/22		
Fund 001 GL 51100 OC 1101		
Check #		
0.00		
CARD		
		
50.00		
0.585		

\$0.00

DM S	Signature:				



June 2, 2022

Diamond Hill Community Development District Attn: Accounts Payable Rizzetta & Company, Inc. 12750 Citrus Park Lane, Ste. 115 Tampa, FL 33625

Diamond Hill CDD **SWMF Pond Inspections** Phase 2_49016954.025

Please remit payment to:

Johnson Mirmiran & Thompson, Inc. 40 Wight Avenue Hunt Valley, MD 21030

Invoice Number: 36-192997 Period Starting Date: 4/24/2022 5/21/2022 Period Ending Date: JMT Project Number: 16-B044-005 Candi Boyer Prepared by: cboyer@jmt.com

We are hereby submitting our invoice for professional services, as per our Contract.

Name of Employee	Classification	Ho	urly Rate	Total Hours	Total
Dvorak, Robert	Project Manager	\$	192.40	1.00	\$ 192.40
Brletic, Stephen	Project Manager	\$	192.40	2.00	\$ 384.80
Serra, Alexandra	Engineer	\$	119.60	4.00	\$ 478.40
Horton, Sue	Engineer	\$	119.60	2.50	\$ 299.00
Neidert, Rick	Senior Inspector	\$	83.20	3.00	\$ 249.60
		JMT Lab	or Total	12.5	\$ 1,604.20

TOTAL DUE THIS INVOICE 1,604.20

Date Rec'd Rizzetta & Co., Inc. 6/2/22 D/M approval ____ C \(\nu_\) Date 06/07/22 Date entered 06/02/2022 OC 3103 001 GL 51300 Check #

"Certified that all invoicing is true and correct and payment has not yet been received." Johnson, Mirmiran & Thompson, Inc.

DocuSianed by:

STEPHEN BRLETIC

Stephen Brletic, P.E. Project Manager

Fed I.D. No. 52-0963531



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT May-22

	HOURS	<u>RATE</u>		PERSON	TOTAL
CDD Activities					
Board Meeting Preparation, Attendance, Follow- up, Engineer's Report, Invoicing	0.50	\$192.40	S. Brletic		\$96.20
SWFWMD Statement of Inspection ERP: 44024679.000	1.00	\$83.20	R. Neidert		\$83.20
Stormwater Needs Analysis	1.50 1.00 4.00 2.50 2.00	\$192.40 \$192.40 \$119.60 \$119.60 \$83.20	S. Brletic R. Dvorak A. Serra S. Horton R. Neidert		\$288.60 \$192.40 \$478.40 \$299.00 \$166.40
INVOICE TOTAL	12.50				\$1,604.20





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

Invoice Number: PI-A00828386

Invoice Date: 06/01/22

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	i
	D2043			Net 30	
	Sales Rep ID	Shipment Method	Ship Date		Due Date
	Mychal Manolatos				07/01/22
Qty	Item / Description		UOM (Jnit Price	Extension
1	06/01/22 - 06	Management Services SVR50782 6/30/22 Management Services		771.47	771.47

Date Re	Date Rec'd Rizzetta & Co., Inc. 06/08/22						
D/M approval			2N	_ Date	06/13/22		
Date entered		06	/10/22				
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

June 27, 2022

Client: 001479 Matter: 000001 Invoice #: 21674

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2022	JMV	REVIEW COMMUNICATION FRO A. BALL; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$91.50
5/31/2022	JMV	REVIEW COMMUNICATION FROM C. YEM; REVIEW LEGAL NOTICE.	0.2	\$61.00
6/1/2022	LB	PREPARE DRAFT RESOLUTION ADOPTING FINAL FY 2022/2023 BUDGET AND DRAFT RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON SAME.	1.0	\$165.00
6/2/2022	DCC	REVIEW BUDGET DOCUMENTS.	0.4	\$122.00
6/2/2022	LB	FINALIZE RESOLUTIONS FOR FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
6/10/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$91.50
6/13/2022	JMV	TELEPHONE CALL WITH C. NEWSOME; DRAFT EMAIL TO C. NEWSOME; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.2	\$366.00
		Total Professional Services	3.6	\$930.00

June 27, 2022

Client: 001479 Matter: 000001 Invoice #: 21674

Page: 2

Total Services \$930.00
Total Disbursements \$0.00

 Total Current Charges
 \$930.00

 Previous Balance
 \$448.95

 Less Payments
 (\$448.95)

 PAY THIS AMOUNT
 \$930.00

Please Include Invoice Number on all Correspondence



Times Publishing Company **DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Customer Account	
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MAY 3 1 2	وديال
. 4	131

Advertising Run Dates	Dates Advertiser Name		
05/18/22	DIAMOND HILL CDD		
Billing Date	Sales Rep	Customer Account	
05/18/2022	Jill Harrison	107822	
Total Amount D	Due	Ad Number	
\$1,480.00		0000226176	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/18/22	05/18/22	0000226176	Times	Legals CLS	PH on OM Budget & Assessments	1	3x12.00 IN	\$1,476.00
05/18/22	05/18/22	0000226176	Tampabay.com	Legals CLS	PH on OM Budget & Assessments AffidavitMaterial	1	3x12.00 IN	\$0.00 \$4.00
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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay	Times tampabay.com
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name		
05/18/22	DIAMOND HIL	L CDD	-	
Billing Date	Sales	Sales Rep Cus		
05/18/2022	Jill Harrison		107822	
Total Amount Due			Ad Number	
\$1,480.00			0000226176	

DO NOT SEND CASH BY MAIL

REMIT TO:

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

	Date Rec'd R	izzetta & Co.,	Inc. 05	5/31/2022
DIAMOND HILL CDD ATTN: RIZZETTA & COMPANY INC	D/M approval	CN	Date	06/07/22
3434 COLWELL AVE #200 TAMPA, FL 33614	Date entered			

D/M approval	_CN	Date	06/07/22
Date entered	06/03/2022		

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

Times Publishing Company

Fund	001	GL_51300	OC_4801	
Check #				

Tampa Bay Times RECEIVED Published Daily MAY 2 1 20/2

STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay. Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida: that the attached copy of advertisement, being a Legal Notice in the matter RE: PH on OM Budget & Assessments was published in said newspaper by print in the issues of: 5/18/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

SignarureAffiant

Swolo to and subscribed before me this .05/18/2022

Signature of Notary Public

inguature in rivering teamine

Personally known

X

or produced identification

Type of identification produced



Notice of Public Hearing and Board of Supervisors Meeting of the Diamond Hill Community Development District

The Board of Supervisors (the "Board") of the Diamond Hill Community Development District (the "District") will hold a public hearing and a meeting on June 13, 2022, at 2:00 p.m. at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.diamondhillcdd.org/, or may be obtained by contacting the District Manager's office via email at cnewsome@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

		Proposed Annual O&M Assessment (including collection costs / early payment discounts)
210	1.0	\$475.85
87	1.0	\$475.85
124	1.0	\$475.85
28	1.0	\$475.85
	87 124	87 1.0 124 1.0

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

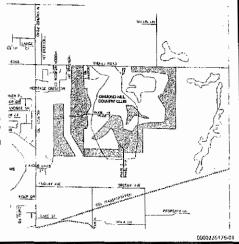
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Christina Newsome District Manager





Tampa Bay Times tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

MAY 3 1 2022

Advertising Run Dates		Advertiser Name		
05/25/22	DIAMOND HIL	DIAMOND HILL CDD		
Billing Date	Sales	Rep	Customer Account	
05/25/2022	Jill Harrison		107822	
Total Amount Due			Ad Number	
\$291.00			0000226191	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000226191	Times	Legals CLS	Notice of General Election	1	2x35 L	\$289,00
05/25/22	05/25/22	0000226191	Tampabay.com	Legals CLS	Notice of General Election AffidavitMaterial	1	2x35 L	\$0.00 \$2.00
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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay	Times tampabay.com
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

DIAMOND HILL CDD

Advertising Run Dates	Advertiser Name		
05/25/22	DIAMOND HILL CDD		
Billing Date	Sales	Rep	Customer Account
05/25/2022	Jill Harrison		107822
Total Amount Du	е		Ad Number
\$291.00			0000226191

DO NOT SEND CASH BY MAIL

REMIT TO:

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

Date	Rec'd	Rizzetta	& Co.,	Inc. $\underline{\ }$	5/31/2022
D/M		اما	1)	Doto	06/07/22

ATTN: RIZZETTA & COMPANY INC 3434 COLWELL AVE #200 TAMPA, FL 33614

D/M approval	$\mathcal{L}_{\mathcal{N}}$	_Date_	06/0//22
Date entered_	06/03/202	2	
_			

Fund____001GL51300__OC_4801__

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 0000226191-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of General Election—was published in said newspaper by print in the issues of: 5/25/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworm to and subscribed before me this .05/25/2022

Signature of Notary Public

-

Personally known X

or produced identification

Type of identification produced



FECENTED

MAY 3 1 2002

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Diamond Hill Community Development District (the "District") will commence at noon on Monday June 13, 2022 and close at noon on Friday June 17, 2022. Candidates may qualify* for the office of board member of the District with the Hillsborough County Supervisor of Elections by contacting the Candidate Services Department at (813) 3843944 or candidate@yotehillsborough.gov to coordinate how to properly submit the paperwork.

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hilisborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

*Please note that information in this notice is subject to change due to the COVID-19 public health emergency. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at www.voteHillsborough.gov.

Run Date(s): 5-25-2022

(226191)



Tampa Bay Times

Times Publishing Company **DEPT 3396** PO BOX 123396 DAŁLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Ad	Advertiser Name		
05/25/22	DIAMOND HILL CDD			
Billing Date	Sales Rep	Customer Account		
05/25/2022	Jill Harrison	107822		
Total Amount D	ue	Ad Number		
\$359.00		0000226204		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/25/22	05/25/22	0000226204	Times	Legals CLS	Public Hearing & Board of Supervisors Meeti	1	2x42 L	\$357.00
05/25/22	05/25/22	0000226204	Tampabay.com	Legais CLS	Public Hearing & Board of Supervisors Meeti AffidavitMaterial	1	2x42 L	\$0.00 \$2.00
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PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay	Times
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DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank y	ou for	your	business.
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Advertising Run Dates		Advertiser Name		
05/25/22	DIAMOND HII	DIAMOND HILL CDD		
Billing Date	Sales	s Rep	Customer Account	
05/25/2022	Jill Harrison		107822	
Total Amount Due			Ad Number	
\$359.00			0000226204	

DO NOT SEND CASH BY MAIL

REMIT TO:

PLEASE MAKE CHECK PAYBLE TO: Date Rec'd Rizzetta & Co. Inc. 05/31/2022

TIMES PUBLISHING COMPANY

Date Nec t	1 NIZZEIIA & CO., IIIC
DIAMOND HILL CDD ATTN: RIZZETTA & COMPANY INC. D/M appro	val Date06/07/22
3434 COLWELL AVE #200	06/03/2022

3434 COLWELL AVE #200 **TAMPA, FL 33614**

06/03/2022 Date entered 001GL 51300 OC 4801 **Times Publishing Company DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396

0000226204-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Public Hearing & Board of Supervisors Meeting was published in said newspaper by print in the issues of: 5/25/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said pewspaper.

Signature Affiant

Sworn to and subscribed before me this .05/25/2022

Signature of Notary Public

Personally known X or produced identification

Type of identification produced



CIVIDIA AME

Notice of Public Hearing and Board of Supervisors Meeting of the Diamond Hill Community Development District

The Board of Supervisors (the "Board") of the Diamond Hill Community Development District (the "District") will hold a public hearing and a meeting on June 13, 2022, at 200 p.m. at the offices of Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.clamondhillodd.org/, or may be obtained by contacting the District Manager's office via email at cnewsome@rizzetta.com or via phone at (813) 533-2950.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for cummunity development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Christina Newsome District Manager Run Date(s): 5-25-2022

 $_{SS}$

(226204)



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 372914	6/1/2022	
TERMS	PO NUMBER	
Net 30		

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: July 1, 2022 Invoice Amount: \$3,549.68

Description Current Amount

Monthly Landscape Maintenance- June 2022

Base \$2,970.68
Part 4 Irrigation \$ 288.00
St Augustine \$ 291.00

Date Rec'd Rizzetta & Co., Inc. 06/13/22

D/M approval _____ Date 06/20/22

Date entered 06/16/22

Fund 001 GL 53900 OC 4604 Invoice Total

Check#

\$3.549.68

\$3, 549.68

IN COMMERCIAL LANDSCAPING

Tab 3





Diamond Hill CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2022-07-27

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)

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PONDS	
PONDS	

Comments:

Treatment in progress

Positive treatment results noted throughout shelf targeting invasive weeds. Slightly turbid. Minimal algae within shallow areas.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 2

Comments:

Treatment in progress

Minimal invasive growth present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 3

Comments:

Treatment in progress

Low water clarity. Shorelines looked good with minimal invasive growth present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Minor torpedograss within shallow areas targeted during this month's visit. Positive results may be expected within 14-21 days following treatment.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: 5

Comments:

Site looks good

Excellent treatment results noted targeting lilies within littoral area.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 6

Comments:

Normal growth observed Minor shoreline weeds present, most of which identified as torpedograss and alligatorweed.

Action Required:

Routine maintenance next visit

Target:

Torpedograss





Comments:

Site looks good

No issues observed at photo station.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 8

Comments:

Treatment in progress
Minimal invasive growth. Dry during inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 9

Comments:

Improved. Herbaceous weeds significantly reduced following treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Minimal grasses present. Exposed banks looked good.



Routine maintenance next visit

Target:

Species non-specific





Site: 11

Comments:

Treatment in progress

No issues observed during today's visit

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 12

Comments:

Treatment in progress

Moderate cattails and primrose within littoral shelf to be selectively treated during our routine visits to avoid collateral damage to the native vegetation.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Comments:

Treatment in progress

Clear of invasive growth during today's visit. Overall, looked good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 14

Comments:

Treatment in progress

Moderate shoreline growth present. Large volume above high-water mark. Positive results expected within 14-21 days following treatment.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 15

Comments:

Treatment in progress

Grasse developing within native vegetation to be selectively treated.

Action Required:

Routine maintenance next visit

Target:

Torpedograss





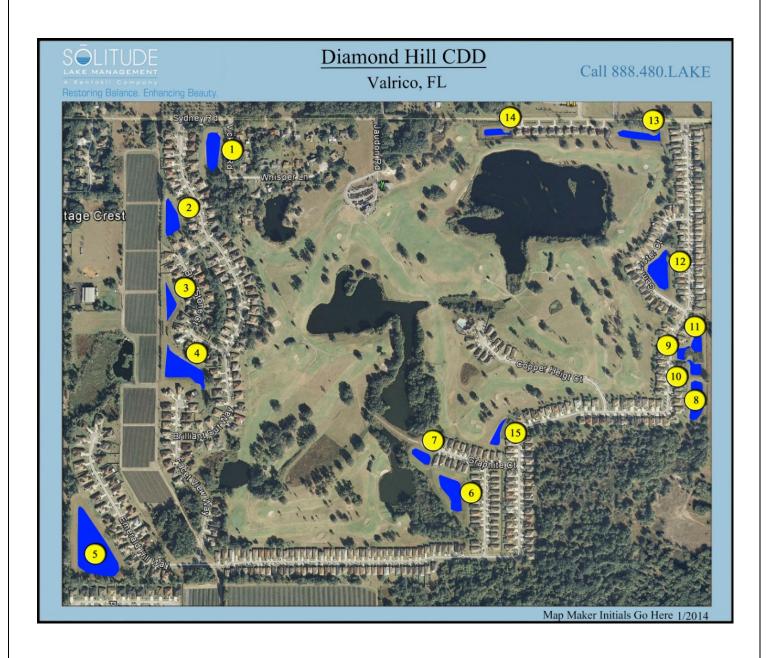
Management Summary

The waterway inspection for Diamond Hill CDD was completed on July 27th, 2022 for all sites.

- Pond #1: Positive treatment results noted throughout shelf targeting invasive weeds. Slightly turbid. Minimal algae within shallow areas.
- Pond #2: Minimal invasive growth present.
- Pond #3: Low water clarity. Shorelines looked good with minimal invasive growth present.
- Pond #4: Minor torpedograss within shallow areas targeted during this month's visit. Positive results may be expected within 14-21 days following treatment.
- Pond #5: Excellent treatment results noted targeting lilies within littoral area.
- Pond #6: Minor shoreline weeds present, most of which identified as torpedograss and alligatorweed.
- Pond #7: No issues observed at photo station.
- Pond #8: Minimal invasive growth. Dry during inspection.
- Pond #9: Improved. Herbaceous weeds significantly reduced following treatment.
- Pond #10: Minimal grasses present. Exposed banks looked good.
- Pond #11: No issues observed during today's visit.
- Pond #12: Moderate cattails and primrose within littoral shelf to be selectively treated during our routine visits to avoid collateral damage to the native vegetation.
- Pond #13: Clear of invasive growth during today's visit. Overall, looked good.
- Pond #14: Moderate shoreline growth present. Large volume above high-water mark. Positive results expected within 14-21 days following treatment.
- Pond #15: Grasse developing within native vegetation to be selectively treated.

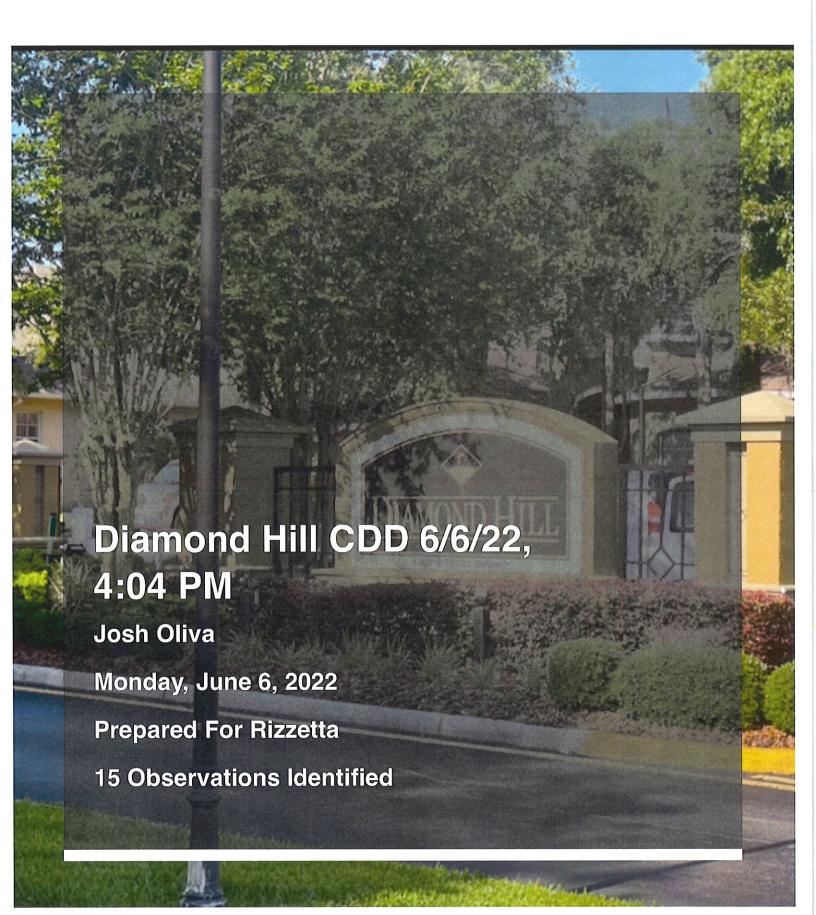
Thank you for choosing SOLitude Lake Management!

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







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



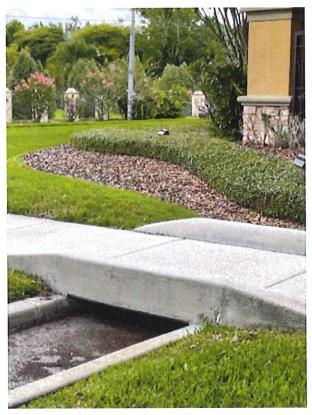
Mowing Services All mowing services are being completed weekly.



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.



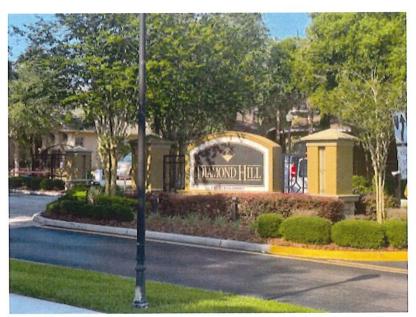
Moss
All lower hanging moss in
Yellowstones reach should be
removed weekly with services.



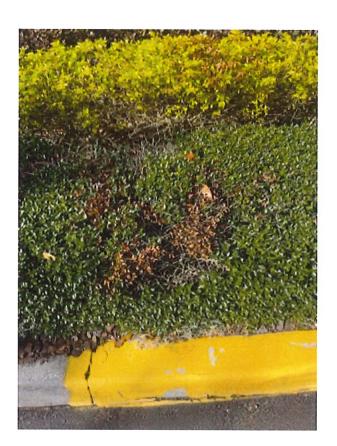
Wood Pile - Facet View And Emerald Way Wood pile left by homeowner at corner of emerald hill and facet view. Will have crew remove with next service if pile still exists.



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



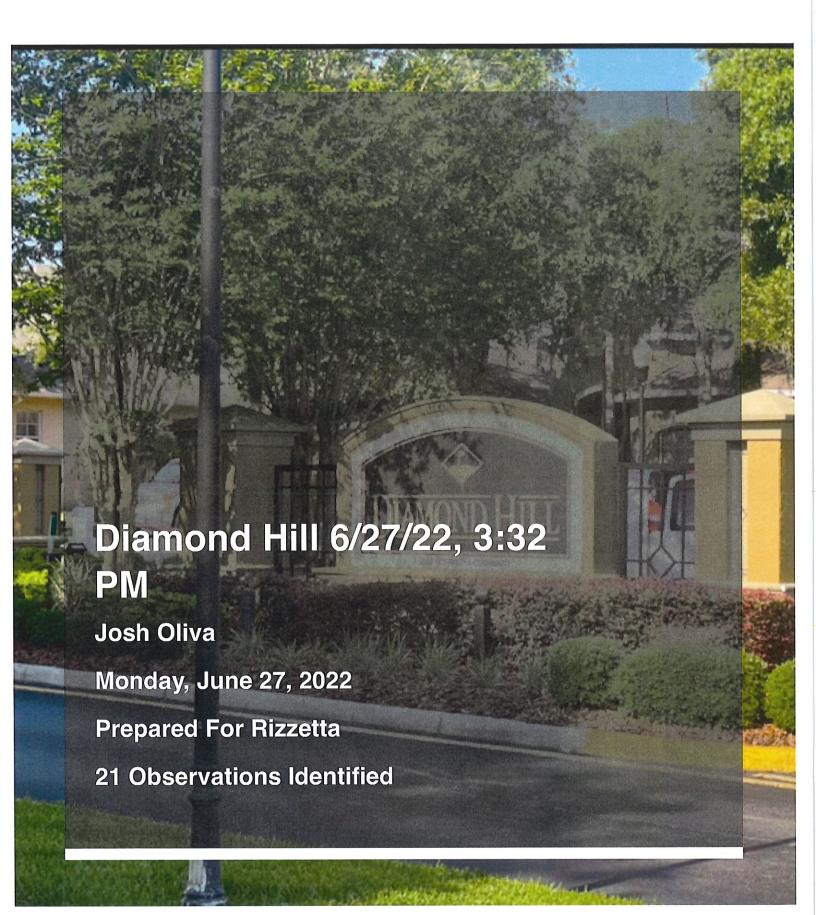
Emerald Hill Way Entrance



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

Josh Oliva Yellowstone







Observation 1



Observation 2





Observation 4







Observation 6

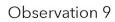




Observation 7



Observation 8





Observation 10







Observation 12

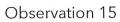




1013 Emerald Hill



1013 Emerald Hill



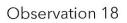


















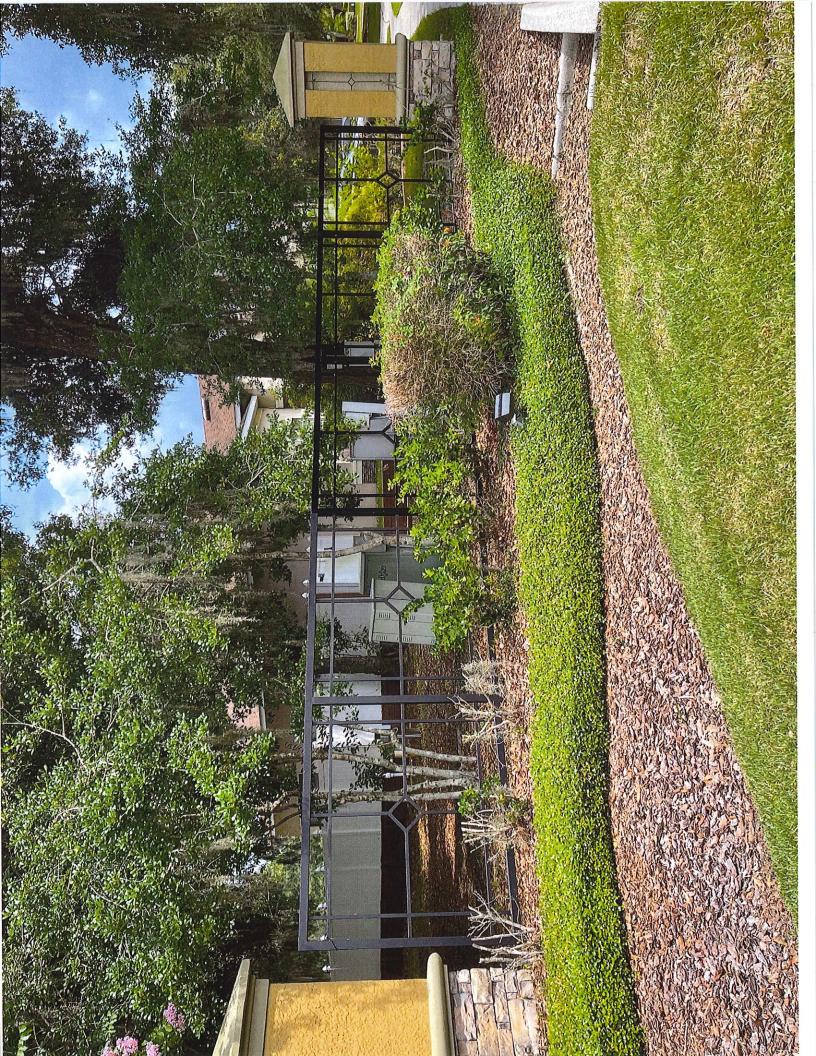
Observation 20



Observation 21



Josh Oliva Yellowstone



Proposal #234392

Date: 08/02/2022

From: Joshua Oliva

YELLOWSTONE LANDSCAPE

Proposal For

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

main: mobile: Location

1627 Emerald Hill Way Valrico, FL 33594

Property Name: Diamond Hill CDD

Brilliant Cut Way Plant Replacement

Terms: Net 30

- Price to remove declined plant material that was heavily damaged from the frost in February of 2022 and install new plant material at exit side of entrance at Brilliant Cut way.
- Plant material was cut back in February for rejuvenation purposes but never fully came back.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	1.00	\$459.00	\$459.00
Walters, Viburnum 3 GAL	12.00	\$19.00	\$228.00
Pine Bark Mulch	10.00	\$11.00	\$110.00
Irrigation Labor	1.00	\$399.00	\$399.00
Irrigation Part(s)	1.00	\$319.00	\$319.00
Client Notes			
	SUBTOTAL		\$1,515.00
Signature	SALES TAX		\$0.00
x	TOTAL		\$1,515.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate. Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact	Assigned To
Print Name:	Joshua Oliva Office:
	joliva@yellowstonelandscape.com
Date:	





District Manager's Report August 8

2022

UPCOMING DATES TO REMEMBER

Next Meeting: October 10, 2022

• Next Election (Seats 1, 2, and 3): November 8, 2022

FINANCIAL SUMMARY	6/30/2022
General Fund Cash & Investment Balance:	\$554,697
Reserve Fund Cash & Investment Balance:	\$664,221
Debt Service Fund Investment Balance:	\$118,372
Total Cash and Investment Balances:	\$1,337,290
	Under Budget
General Fund Expense Variance:	\$6k

RASI Reports <u>rasireports@rizzetta.com</u> • CDD Finance Team <u>CDDFinTeam@rizzetta.com</u>





Financial Statements (Unaudited)

June 30, 2022

Prepared by: Rizzetta & Company, Inc.

diamondhillcdd.org rizzetta.com

Balance Sheet As of 6/30/2022 (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	154,471	0	0	154,471	0	0
Investments	400,226	0	118,372	518,597	0	0
Investments - Reserves	0	664,221	0	664,221	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Due From Other Funds	0	0	2,615	2,615	0	0
Amount Available in Debt Service	0	0	0	0	0	120,986
Amount To Be Provided Debt Service	0	0	0	0	0	1,744,014
Fixed Assets	0	0	0	0	2,812,478	0
Total Assets	554,697	664,221	120,986	1,339,905	2,812,478	1,865,000
Liabilities						
Accounts Payable	10,235	0	0	10,235	0	0
Accrued Expenses Payable	1,604	0	0	1,604	0	0
Due To Other Funds	2,615	0	0	2,615	0	0
Revenue Bonds PayableLong Term	0	0	0	0	0	1,865,000
Total Liabilities	14,454	0	0	14,454	0	1,865,000
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	49,165	20,297	4,731	74,192	0	0
Total Fund Equity & Other Credits	540,243	664,221	120,986	1,325,451	2,812,478	0
Total Liabilities & Fund Equity	554,697	664,221	120,986	1,339,905	2,812,478	1,865,000

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Interest Earnings					
Interest Earnings	0	0	178	178	0.00%
Special Assessments					
Tax Roll	180,838	180,838	183,439	2,601	(1.43)%
Total Revenues	180,838	180,838	183,617	2,779	(1.54)%
Expenditures					
Legislative					
Supervisor Fees	6,000	4,500	4,800	(300)	20.00%
Financial & Administrative					
Administrative Services	4,590	3,443	3,825	(383)	16.66%
District Management	18,936	14,202	15,780	(1,578)	16.66%
District Engineer	7,000	5,250	8,723	(3,473)	(24.61)%
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	3,825	4,250	(425)	16.66%
Accounting Services	17,340	13,005	14,450	(1,445)	16.66%
Auditing Services	3,300	3,300	3,100	200	6.06%
Public Officials Liability Insurance	2,663	2,663	2,542	121	4.54%
Legal Advertising	2,000	1,500	2,638	(1,138)	(31.90)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	300	225	0	225	100.00%
Website Hosting, Maintenance, Backup (and Email)	2,738	2,054	2,153	(100)	21.36%
Legal Counsel					
District Counsel	7,500	5,625	4,581	1,044	38.92%
Electric Utility Services					
Utility Services	1,000	750	629	121	37.07%
Stormwater Control					
Aquatic Maintenance	8,400	6,300	6,691	(391)	20.34%
Lake/Pond Bank Maintenance	2,250	1,688	3,350	(1,663)	(48.88)%
Stormwater System Maintenance	1,000	750	950	(200)	5.00%
Aquatic Plant Replacement	1,000	750	0	750	100.00%
Miscellaneous Expense	1,000	750	0	750	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 6/30/2022 (In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Landscape Maintenance	48,351	36,263	34,782	1,481	28.06%
Ornamental Lighting & Maintenance	1,000	750	0	750	100.00%
Irrigation Repairs	2,000	1,500	0	1,500	100.00%
Entry & Walls Maintenance	1,000	750	0	750	100.00%
Well Maintenance	2,000	1,500	0	1,500	100.00%
Holiday Decorations	1,000	750	1,350	(600)	(35.00)%
Landscape Replacement Plants, Shrubs, Trees	5,000	3,750	3,300	450	34.00%
Field Services	2,800	2,100	2,100	(0)	25.00%
Miscellaneous Expense	1,000	750	39	711	96.13%
Contingency					
Miscellaneous Contingency	10,700	8,025	3,500	4,525	67.28%
Total Expenditures	180,838	140,587	134,452	6,135	25.65%
Excess of Revenue Over (Under) Expenditures	0	40,251	49,165	8,914	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	40,251	49,165	8,914	0.00%
Fund Balance, Beginning of Period					
	0	0	491,078	491,078	0.00%
Fund Balance, End of Period	0	40,251	540,243	499,992	0.00%

Statement of Revenues and Expenditures 005 - Reserve Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	297	297	0.00%
Special Assessments				
Tax Roll	20,000	20,000	0	0.00%
Total Revenues	20,000	20,297	297	1.48%
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	20,297	20,297	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	20,297	20,297	0.00%
Fund Balance, Beginning of Period				
· · ·	0	643,925	643,925	0.00%
Fund Balance, End of Period	0	664,221	664,221	0.00%

Statement of Revenues and Expenditures 200 - Debt Service Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	136	136	0.00%
Special Assessments				
Tax Roll	207,704	210,395	2,691	1.29%
Total Revenues	207,704	210,531	2,827	1.36%
Expenditures				
Debt Service				
Interest	72,704	70,800	1,904	2.61%
Principal	135,000	135,000	0	0.00%
Total Expenditures	207,704	205,800	1,904	0.92%
Excess of Revenue Over (Under) Expenditures	0	4,731	4,731	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	4,731	4,731	0.00%
Fund Balance, Beginning of Period				
, ,	0	116,256	116,256	0.00%
Fund Balance, End of Period	0	120,986	120,986	0.00%

Diamond Hill CDD Investment Summary June 30, 2022

<u>Account</u>	Investment	lance as of ne 30, 2022
SunTrust Bank	Money Market Account	\$ 3,059
Bank of Tampa	Money Market Account	3,649
Bank of Tampa ICS Program		
Customers Bank	Money Market Account	81,003
NexBank	Money Market Account	5
The Huntington National Bank	Money Market Account	64,099
Umpqua Bank	Money Market Account	248,411
	Total General Fund Investments	\$ 400,226
Bank of Tampa ICS Capital Reserve		
Cross River Bank	Money Market Account	\$ 248,411
Customers Bank	Money Market Account	167,382
Nex Bank	Money Market Account	11
Pinnacle Bank	Money Market Account	248,411
The Huntington National Bank	Money Market Account	6
	Total Reserve Fund Investments	664,221
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 97,586
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	20,786
	Total Debt Service Fund Investments	118,372

Aged Payables by Invoice Date Aging Date - 6/1/2022 001 - General Fund From 6/1/2022 Through 6/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Rizzetta & Company, Inc.	6/1/2022	INV0000068739	District Management Fees 06/22	3,930.50
Rizzetta & Company, Inc.	6/1/2022	INV0000069376	District Management Fees 07/22	4,630.50
Johnson, Mirmiran & Thompson Inc	6/3/2022	36-192977	Engineering Services 05/22	1,604.20
TECO	6/30/2022	211010801895 06/22	12929 Sydney Road #A 06/22	69.89
			Total 001 - General Fund	10,235.09
Report Total				10,235.09

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

Balance Sheet

- 1. Trust statement activity has been recorded through 06/30/22.
- 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.

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Diamond Hill Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Hillsborough, County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT:

- 1. The Fiscal Year 2022/2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
 - 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST 2022.

CHAIRMAN / VICE CHAIRMAN

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

SECRETARY / ASST. SECRETARY

ATTEST:

EXHIBIT "A" BOARD OF SUPERVISORS MEETING DATES DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023

October 10, 2022 December 12, 2022 February 13, 2023 April 10, 2023 June 12, 2023 August 14, 2023

All meetings will convene at 2:00 p.m. at the office of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578.

FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Fourth Addendum to the Contract for Professional District Services (this "Addendum"), is made and entered into as of the 1st day of October, 2022 (the "Effective Date"), by and between Diamond Hill Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.	
BY:	
PRINTED NAME:	William J. Rizzetta
TITLE:	President
DATE:	
DIAMOND HILL COMMUNITY	DEVELOPMENT DISTRICT
BY:	
PRINTED NAME:	
TITLE:	Chairman/Vice Chairman
DATE:	
ATTEST:	
	Vice Chairman/Assistant Secretary Board of Supervisors
	Print Name

Exhibit B – Schedule of Fees

EXHIBIT BSchedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,641.17	\$19,694
Administrative:	\$397.83	\$4,774
Accounting:	\$1,502.83	\$18,034
Financial & Revenue Collections: Assessment Roll (1)	\$442.00	\$5,304 \$5,304
Total Standard On-Going Services:	\$3,983.83	\$53,110

⁽¹⁾ Assessment Roll is paid in one lump-sum after the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings Additional Meetings (includes meeting prep,	Hourly	\$ 175
attendance and drafting of minutes) Estoppel Requests (billed to requestor):	Hourly	\$ 175
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests	Day 0	Ф 40 Г
One Lot	Per Occurrence	\$ 125 \$ 200
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400 \$ 500
Sixteen+ Lots	Per Occurrence Per Occurrence	\$ 500 Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



Trimmers Holiday Decor Tampa

INVOICE #1181
SERVICE DATE May 02, 2022
INVOICE DATE May 02, 2022
DUE upon receipt

AMOUNT DUE \$1,350.00

Diamond Hill Community Greenacre Properties Inc. 2902 Copper Heigt Ct Valrico, FL 33594

Valrico, FL 33596

MAY 0 3 2022

ACCOUNTING

RECEIVED

(813) 545-4782

2234 Lithia Center Lane

CONTACT US

matrick@trimmershd.com

(812) 760-7983

rozhoppen.diamondhill@gmail.com

INVOICE

Services	qty	unit price	amount
50% Deposit for 2022 Holiday Decor. Payment must be received by June 1, 2022 to guarantee installment by Thanksgiving of 2022. Final 50% payment will be due December 1, 2022.	1.0	\$1,350.00	\$1,350.00
Please refer to estimate #603			

Total

\$1,350.00

- -Contract will automatically renew unless notification by either party by April 1st following decorating season.
- -Please have palms trimmed prior to October 1st.
- -Trimmers Holiday Decor retains ownership of all merchandise.
- -All lighting will be commercial grade LED lighting.
- -Customer is responsible for working power outlets.
- -Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- -Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

- *Installation of Lighting
- *Service calls
- *Take down and storage

For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

For all contracts signed between May 2nd and October 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

For all contracts signed after September 1st will be due in full within 30 days of signed contract.

5% late fee for payment received later then 15 day later then due date.

Accepted By:	
Print Name:	
Date:	

^{*}Please print and sign, then email back to Patrick@trimmershd.com