

**DIAMOND HILL  
COMMUNITY DEVELOPMENT DISTRICT**

**AUGUST 14, 2023**

**AGENDA PACKAGE**

## Diamond Hill Community Development District

### Board of Supervisors

Ferdinand Ramos, Chairman  
James Oliver, Vice Chairman  
Linda Dunn, Assistant Secretary  
John Pollard, Assistant Secretary  
Dough Taggerty, Assistant Secretary

David Wenck, District Manager  
John Vericker, District Counsel  
Stephen Brletic, District Engineer

## Regular Meeting Agenda

Monday, August 14, 2023 – 2:00 p.m.

- 
- 1. Call to Order and Roll Call**
  - 2. Audience Comments (Limit of 3 Minutes)**
  - 3. Public Hearing to Adopt Fiscal Year 2024 Budget**
    - A. Consideration of Resolution 2023-06, Adopting the FY2024 Budget
    - B. Consideration of Resolution 2023-07, Levying Assessments
  - 4. Consent Agenda**
    - A. Approval of the Minutes of the July 10, 2023 Meeting
  - 5. Attorney's Report**
  - 6. Engineer's Report**
  - 7. Landscape Report**
  - 8. District Manager's Report**
    - A. Consideration of Fiscal Year 2024 Meeting Schedule
    - B. Discussion of Tree Violation Notice
    - C. CDD Furniture Presentation
    - D. Discussion of Yellowstone Landscape Wet Check Inspection
  - 9. Supervisor Requests and Comments**
  - 10. Audience Comments**
  - 11. Adjournment**

**The Next Meeting is scheduled to be held on  
Monday, October 9, 2023 at 2:00 p.m.**

### District Office:

Inframark  
210 North University Drive, Suite 702  
Coral Springs, Florida, 33071  
954-603-0033

### Meeting Location:

Diamond Hill Community Center  
2902 Copper Height Court  
Valrico, Florida 33594

## **Third Order of Business**



Rizzetta & Company

# **Diamond Hill Community Development District**

[www.diamondhillcdd.org](http://www.diamondhillcdd.org)

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



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**Approved Proposed Budget**  
**Diamond Hill Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 3,605	\$ 6,180	\$ -	\$ 6,180	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 182,545	\$ 182,545	\$ 180,838	\$ 1,707	\$ 180,838	\$ -	
8								
9	<b>TOTAL REVENUES</b>	<b>\$ 186,150</b>	<b>\$ 188,725</b>	<b>\$ 180,838</b>	<b>\$ 7,887</b>	<b>\$ 180,838</b>	<b>\$ -</b>	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12								
13	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 186,150</b>	<b>\$ 188,725</b>	<b>\$ 180,838</b>	<b>\$ 7,887</b>	<b>\$ 180,838</b>	<b>\$ -</b>	
14								
15	<b>EXPENDITURES - ADMINISTRATIVE</b>							
16								
17	Legislative							
18	Supervisor Fees	\$ 3,400	\$ 5,829	\$ 7,000	\$ 1,171	\$ 7,000	\$ -	
19	Financial & Administrative							
20	Administrative Services	\$ 2,785	\$ 4,774	\$ 4,774	\$ -	\$ 5,012	\$ 238	Economic Impact Increase
21	District Management	\$ 11,488	\$ 19,694	\$ 19,694	\$ -	\$ 20,678	\$ 984	Economic Impact Increase
22	District Engineer	\$ 2,555	\$ 4,380	\$ 7,000	\$ 2,620	\$ 7,000	\$ -	
23	Trustees Fees	\$ 3,556	\$ 3,556	\$ 4,000	\$ 444	\$ 4,000		
24	Assessment Roll	\$ 5,304	\$ 5,304	\$ 5,304	\$ -	\$ 5,569	\$ 265	Economic Impact Increase
25	Financial & Revenue Collections	\$ 3,094	\$ 5,304	\$ 5,304	\$ -	\$ 5,569	\$ 265	Economic Impact Increase
26	Accounting Services	\$ 10,520	\$ 18,034	\$ 18,034	\$ -	\$ 18,935	\$ 901	Economic Impact Increase
27	Auditing Services	\$ -	\$ 3,300	\$ 3,300	\$ -	\$ 3,300	\$ -	
28	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,196	\$ 463	\$ 3,196	\$ -	Projected by EGIS
29	Legal Advertising	\$ 530	\$ 909	\$ 2,000	\$ 1,091	\$ 2,000	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
31	Miscellaneous Fees (agendas)	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 1,853	\$ 3,177	\$ 3,100	\$ (77)	\$ 3,100	\$ -	Innersync \$1,538 plus RTS \$1,200
33	Legal Counsel							
34	District Counsel	\$ 4,948	\$ 8,482	\$ 7,500	\$ (982)	\$ 7,500	\$ -	
35								
36	<b>Administrative Subtotal</b>	<b>\$ 52,941</b>	<b>\$ 85,650</b>	<b>\$ 90,681</b>	<b>\$ 5,031</b>	<b>\$ 93,334</b>	<b>\$ 2,653</b>	
37								
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	Electric Utility Services							
41	Utility Services	\$ 558	\$ 957	\$ 1,000	\$ 43	\$ 1,000	\$ -	
42	Stormwater Control							
43	Aquatic Maintenance	\$ 5,250	\$ 8,400	\$ 9,300	\$ 900	\$ 9,300	\$ -	Aquatic Weed Control Contract
44	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	
45	Aquatic Plant Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
46	Stormwater System Maintenance	\$ 950	\$ 1,629	\$ 1,000	\$ (629)	\$ 1,000	\$ -	
47	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
48	Other Physical Environment							
49	Property Insurance	\$ 1,144	\$ 1,486	\$ 1,962	\$ 476	\$ 1,962	\$ -	Projected by EGIS
50	General Liability Insurance	\$ 3,038	\$ 2,691	\$ 3,552	\$ 861	\$ 3,342	\$ (210)	Projected by EGIS
51	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
52	Landscape Maintenance	\$ 29,491	\$ 50,556	\$ 48,351	\$ (2,205)	\$ 48,351	\$ -	
53	Ornamental Lighting & Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	

**Approved Proposed Budget  
Diamond Hill Community Development District  
General Fund  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
54	Well Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
55	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
56	Holiday Decorations	\$ 1,350	\$ 2,314	\$ 1,500	\$ (814)	\$ 1,500	\$ -	
57	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
58	Irrigation Repairs	\$ 500	\$ 857	\$ 2,000	\$ 1,143	\$ 2,000	\$ -	
59	Contingency							
60	Miscellaneous Contingency	\$ -	\$ -	\$ 7,242	\$ 7,242	\$ 4,799	\$ (2,443)	
61								
62	<b>Field Operations Subtotal</b>	<b>\$ 42,281</b>	<b>\$ 68,890</b>	<b>\$ 90,157</b>	<b>\$ 21,267</b>	<b>\$ 87,504</b>	<b>\$ (2,653)</b>	
63								
64	<b>TOTAL EXPENDITURES</b>	<b>\$ 95,222</b>	<b>\$ 154,540</b>	<b>\$ 180,838</b>	<b>\$ 26,298</b>	<b>\$ 180,838</b>	<b>\$ -</b>	
65								
66	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 90,928</b>	<b>\$ 34,185</b>	<b>\$ -</b>	<b>\$ 34,185</b>	<b>\$ -</b>	<b>\$ -</b>	
67								

**Approved Proposed Budget  
Diamond Hill Community Development District  
Reserve Fund  
Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024
<b>REVENUES</b>					
Special Assessments					
Tax Roll*	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000
Other Miscellaneous Revenues					
Miscellaneous Revenues (interest)	\$ 6,151	\$ 10,545	\$ -	\$ 10,545	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 26,151</b>	<b>\$ 30,545</b>	<b>\$ 20,000</b>	<b>\$ 10,545</b>	<b>\$ 20,000</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 26,151</b>	<b>\$ 30,545</b>	<b>\$ 20,000</b>	<b>\$ 10,545</b>	<b>\$ 20,000</b>
<b>EXPENDITURES</b>					
Contingency					
Capital Reserves	\$ -	\$ 20,062	\$ 20,000	\$ (62)	\$ 20,000
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 20,062</b>	<b>\$ 20,000</b>	<b>\$ (62)</b>	<b>\$ 20,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 26,151</b>	<b>\$ 10,483</b>	<b>\$ -</b>	<b>\$ 10,483</b>	<b>\$ -</b>

## Debt Service

Fiscal Year 2023/2024

Charts of Accounts Classification	Series 2013	Budget for 2023/2024
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments	\$207,703.77	\$207,703.77
<b>TOTAL REVENUES</b>	<b>\$207,703.77</b>	<b>\$207,703.77</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$207,703.77	\$207,703.77
<b>Administrative Subtotal</b>	<b>\$207,703.77</b>	<b>\$207,703.77</b>
<b>TOTAL EXPENDITURES</b>	<b>\$207,703.77</b>	<b>\$207,703.77</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%

6.0%

**Gross assessments****\$220,961.46****Notes:**

Tax Roll Collection Costs for Hillsborough County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**

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

<b>2023/2024 O&amp;M Budget</b>		\$200,838.00
<b>Hillsborough County Collection Costs @</b>	<b>2%</b>	\$4,273.15
<b>Early Payment Discount @</b>	<b>4%</b>	\$8,546.30
<b>2023/2024 Total</b>		<b>\$213,657.45</b>

<b>2022/2023 O&amp;M Budget</b>	\$200,838.00
<b>2023/2024 O&amp;M Budget</b>	\$200,838.00
<b>Total Difference</b>	<b>\$0.00</b>

	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2022/2023</b>	<b>2023/2024</b>	<b>\$</b>	<b>%</b>
<b>Debt Service - Single Family 50'</b>	\$399.43	\$399.43	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 50'</b>	\$475.85	\$475.85	\$0.00	0.00%
<b>Total</b>	<b>\$875.28</b>	<b>\$875.28</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Debt Service - Single Family 60'</b>	\$479.31	\$479.31	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 60'</b>	\$475.85	\$475.85	\$0.00	0.00%
<b>Total</b>	<b>\$955.16</b>	<b>\$955.16</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Debt Service - Single Family 80'</b>	\$639.07	\$639.07	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 80'</b>	\$475.85	\$475.85	\$0.00	0.00%
<b>Total</b>	<b>\$1,114.92</b>	<b>\$1,114.92</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Debt Service - Single Family 100'</b>	\$639.07	\$639.07	\$0.00	0.00%
<b>Operations/Maintenance - Single Family 100'</b>	\$475.85	\$475.85	\$0.00	0.00%
<b>Total</b>	<b>\$1,114.92</b>	<b>\$1,114.92</b>	<b>\$0.00</b>	<b>0.00%</b>

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL O&M BUDGET		\$200,838.00
COLLECTION COSTS @	2%	\$4,273.15
EARLY PAYMENT DISCOUNTS @	4%	\$8,546.30
TOTAL O&M ASSESSMENT		<u>\$213,657.45</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>EAU FACTOR</u>	<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&amp;M</u>	<u>SERIES 2013 DEBT SERVICE</u> <sup>(1) (2)</sup>		<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>	<u>O&amp;M</u> <sup>(3)</sup>	<u>DEBT SERVICE</u> <sup>(4)</sup>	<u>TOTAL</u> <sup>(5)</sup>
Single Family 50'	210	210	1.00	210.00	46.77%	\$99,928.87	\$475.85	\$399.43	\$875.28
Single Family 60'	87	86	1.00	87.00	19.38%	\$41,399.10	\$475.85	\$479.31	\$955.16
Single Family 80'	124	122	1.00	124.00	27.62%	\$59,005.62	\$475.85	\$639.07	\$1,114.92
Single Family 100'	28	28	1.00	28.00	6.24%	\$13,323.85	\$475.85	\$639.07	\$1,114.92
	<u>449</u>	<u>446</u>		<u>449.00</u>	<u>100.00%</u>	<u>\$213,657.45</u>			

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): **(\$12,819.45)**

**Net Revenue to be Collected** \$200,838.00

<sup>(1)</sup> Reflects 3 (three) Series 2013 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2013 debt outstanding.

<sup>(3)</sup> Note this assessment table reflects an equal per unit O&M assessment approved by the Board of Supervisors.

<sup>(4)</sup> Annual debt service assessment per lot adopted in connection with the Series 2013 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discounts.

<sup>(5)</sup> Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

## **GENERAL FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

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

### **REVENUES:**

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

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

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

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

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

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

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

### **EXPENDITURES – ADMINISTRATIVE:**

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



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

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

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

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

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

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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

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

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

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

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

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

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

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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

### EXPENDITURES:

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

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

---

### EXPENDITURES – ADMINISTRATIVE:

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

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



**3A.**

## RESOLUTION 2023-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, submitted 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 2 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 2022-2023 and/or revised projections for Fiscal Year 2023-2024.
- 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, 2023, and Ending September 30, 2024.”

- 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.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Debt Service Funds	\$_____
Total Reserve Funds	\$_____
<b>Total All Funds*</b>	<b>\$_____</b>

\*Not inclusive of any collection costs or early payment discounts.

**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 five days after adoption pursuant to Section 189.016(7), Florida Statutes.

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

**Passed and Adopted on August 14, 2023.**

Attested By:

**Diamond Hill  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Adopted Budget**

**3B.**

# **RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND 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 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 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 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 2023-2024 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 August 14, 2023.**

Attested By:

**Diamond Hill**  
**Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**



# **Fourth Order of Business**

**4A**

**MINUTES OF MEETING  
DIAMOND HILL  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Diamond Hill Community Development District was held Monday, July 10, 2023 at 2:00 p.m. at Diamond Hill Community Center located at 2902 Copper Heigt Court, Valrico, Florida.

Present and constituting a quorum were:

Ferdinand Ramos	Chairman
James Oliver	Vice Chairman
Linda Dunn	Assistant Secretary
Douglas Taggerty	Assistant Secretary
John Pollard	Assistant Secretary

Also present were:

Christina Newsome	District Manager, Rizzetta
Andy Mendenhall	Regional Manager, Inframark
David Wenck	District Manager, Inframark
John Vericker	District Attorney <i>(via phone)</i>
Stephen Bryletic	District Engineer <i>(via phone)</i>

***The following is a summary of the discussions and actions taken.***

**FIRST ORDER OF BUSINESS**

**Roll Call**

- Ms. Newsome called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments Limited to 3 Minutes  
Per Person**

- None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the Minutes of June 12, 2023 Meeting**

- Ms. Dunn noted changes to Line 112 of the minutes.

On MOTION by Ms. Dunn seconded by Mr. Pollard with all in favor the June 12, 2023 Meeting minutes were approved as amended. (5-0)

**B. Consideration of Operations and Expenditures for May 2023**

On MOTION by Mr. Ramos seconded by Mr. Taggerty with all in favor the Operations and Expenditures for May 2023 in the amount of \$11, 709.28 were approved. (5-0)

**FOURTH ORDER OF BUSINESS**

**Aquatic Report**

- The Aquatic report was presented.
- Board members requested the pictures in the report be numbered.

**FIFTH ORDER OF BUSINESS**

**Landscape Report**

- No report was presented. Discussion ensued regarding the Board's concerns of quality control. It was suggested going out for landscaping bids. This topic was tabled to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

- No report was presented.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

- No report was presented.

**EIGHTH ORDER OF BUSINESS**

**District Manager's Report**

- Ms. Newsome presented her report to the Board.
- Ms. Newsome noted the next Board meeting will be the Public Hearing for the Budget Adoption on August 14, 2023.

**NINTH ORDER OF BUSINESS**

**Old Business**

**A. Discussion of Tree Removal Letter Received from County**

- Ms. Newsome stated a Notice of Violation was received from the County, but noted it has nothing to do with the District.
- Mr. Ramos suggested that be made official with the County, so that the address on the letter does not correspond with the District.

**B. Consideration of Engineering Services Agreement with Brletic Dvorak**

- Mr. Brletic provided an overview of the reason for new engineering services.

On MOTION by Mr. Taggerty seconded by Ms. Dunn with all in favor the Engineering Agreement with Brletic Dvorak was approved subject to receipt of an updated rate sheet. (5-0)

**C. Consideration of Proposed Agreement with Inframark**

Mr. Ramos MOVED to approve the Inframark Management Agreement and Mr. Pollard second the motion.

On Voice vote with Mr. Ramos, Mr. Pollard, Ms. Dunn and Mr. Taggerty voting aye and Mr. Oliver voting nay the Inframark Management Agreement was approved. (4-1)

On MOTION by Mr. Ramos seconded by Mr. Pollard with all in favor Resolution 2023-03, Appointing Inframark as Management Services was adopted. (5-0)

On MOTION by Mr. Ramos seconded by Mr. Pollard with all in Resolution 2023-04, Appointing David Wenck as District Secretary, Stephen Bloom as District Treasurer and Andre McAden as Assistant District Treasurer was adopted. (5-0)

On MOTION by Mr. Pollard seconded by Mr. Ramos with all in favor Resolution 2023-05, Designating Authorization and Actions Relating to the District's Account was adopted. (5-0)

**TENTH ORDER OF BUSINESS**

**New Business and Supervisors' Requests**

- Mr. Ramos requested to join Mr. Pollard's group and that he receives compensation, effective immediately.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Ramos seconded by Mr. Taggerty with all in favor the meeting was adjourned at 3:22 p.m. (5-0)

---

David Wenck  
Secretary

# **Eighth Order of Business**

**8A**

Notice of Meetings  
Diamond Hill  
Community Development District

The Board of Supervisors of the Diamond Hill Community Development District will hold their meetings for Fiscal Year 2024 on the second Monday of every other month, at 2:00 p.m. at the Diamond Hill Community Center, located at 2902 Copper Height Court, Valrico, Florida 33594 on the following dates:

October 9, 2023  
December 11, 2023  
February 12, 2024  
April 8, 2024  
June 10, 2024  
August 12, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time and location to be specified on the record at the meetings without further publication of notice.

There may be occasions when one or more Supervisors will participate via phone. Any interested person may attend the meeting at the above location and be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David Wenck  
District Manager



**8C**

# CDD FURNITURE

*Idea Starter Presentation*



**CONTRACT FURNITURE**  
WORKSPACE SOLUTIONS

CONTRACT FURNITURE, INC. | Sales | Project Management | Installation  
4450 East Adamo Drive, Suite 506, Tampa, FL 33605 | 813-247-6622 | [www.ContractFurnitureFL.com](http://www.ContractFurnitureFL.com)

CERTIFIED MINORITY OWNED BUSINESS



## TAMPA, FL

After years in the commercial furniture industry in Detroit and Miami, Darla and Mike Vegenski relocated to Tampa in 1986 as part of the startup team for the Herman Miller Office Pavilion. In November of 1998, they launched their own business, Contract Furniture, Inc. (CFI) as a service and installation company.

As the company grew, many of their existing clients began asking for furniture, and they found themselves transitioning back into sales. In 2008, they finalized the transition to become both a furniture dealership and installation company.

Today, CFI is a full-service furniture dealership, with degreed and licensed designers, an experienced installation crew, a 25,000 square foot warehouse/distribution center, and a 7,500 square foot showroom in Tampa.

In August 2017, CFI aligned with Kimball to become an Aligned Dealer.

Retaining many of their original clients, CFI has proudly served the greater Tampa Bay Metro and surrounding areas for 25 years.



SPACE PLANNING AND SPECIFICATION

Let our knowledgeable interior designers assist with the furniture layout to ensure maximum space efficiency and code compliant spaces.



COMMERCIAL FURNITURE SALES

Exterior and Site Furnishings – Check out our list of over 150 reputable manufacturers on our website. We also offer full-height demountable architectural walls, allowing a company to expense 100% of the wall’s cost in the first year, up to \$1,000,000.



PROFESSIONAL INSTALLERS AND STORAGE

Leave the heavy lifting and install to our experienced commercial furniture installers. We also have a 25,000 square foot warehouse near our spacious 5,000 square foot showroom, should you need to keep anything in storage while you wait for your delivery.



GSA, FSC, HEALTHCARE CONTRACT SALES

State and Local Government Agencies can easily purchase using state contracts, and we are well-versed. Check out our list of manufacturer contracts here.



DECOMMISSIONING SERVICES

Are you downsizing and reconfiguring your company’s space? We have the capabilities to ensure the responsible removal of your furniture.



TURNKEY PROJECT MANAGEMENT

Office transition? No problem! We regularly handle large or small corporate moves, including Asset Move and Inventory Management.



# BY COLLECTION



*Niche manufactured with an aluminum frame and handwoven JanusFiber seat.*

*JanusFiber table manufactured with an aluminum frame, handwoven JanusFiber, a JanusCoat, and a glass top insert.*

*Dining Chair & Tables*



*Chaise Lounges*



*Barstool & High-Top Tables*



# THE CONIC & DUO COLLECTION

Conic, KOKO II, & Duo are manufactured with an aluminum frame and coated top.

Option for chairs to be upholstered.

Dining Chair & Tables



Chaise Lounge & Side Tables



Barstool & High-Top Tables



# THE MATTISE COLLECTION

*Mattise manufactured with an aluminum frame, powder coated frame, and polyvinyl mesh.*

*Tables manufactured with aluminum frame and aluminum slats.*

Lounge



Dining Chair & Tables



Chaise Lounge & Side Tables





# THE DOLCE VITA COLLECTION

*Dolce Vita manufactured with an aluminum frame and a coated top.*

*Option for chairs to be upholstered.*



*Barstool & High-Top Tables*



*Dining Chair & Tables*

*Chaise Lounges*



# THE LOOP COLLECTION

*Loop tables are manufactured with a powder coated aluminum.*

*Loop chairs are manufactured in a powder coated aluminum frame and soft straps.*

*Loop chaise manufactured in a powder coated frame and sling.*



*Barstool & High-Top Tables*



*Dining Chair & Tables*



*Chaise Lounge & Side Tables*

# THE AVALON & ARIA COLLECTION

*Avalon manufactured in a powder coated aluminum frame and durarope seat.*

*Aria chaise manufactured with an aluminum frame and duraweave wrap.*



*Aria Chaise Lounge  
& End Table*



*Avalon Barstools  
& Chairs*



# OUTDOOR DINING



# THE SEDONA & FIJI COLLECTION



*Fiji manufactured in a powder coated aluminum frame and duraweave.*

*Sedona manufactured in a powdercoated aluminum frame. Multiple legs to choose from. Different base selection can be the solution to your current table concerns.*







*TOSCA CHAIR*

Tosca frame seat and back is manufactured with a powder coated stainless steel wrapped in textilene and polyolefin braid. Cushions are required and sold separately.





LOTUS  
*Available in 24", 32", & 36" D*



ARBOR  
*Available in 51"D*



CONE II  
*Available in 55"D*



RADIUS  
*Available in 36"W*



DOLCE VITA  
*Available in 40" & 63"W*



KOKO II  
*Available in 38" & 42"W*





AKUU



ILLUM



GINA



NICHE



QUINTA



KONOS



KATACHI



SLANT



WING



RP-02A



# OUTDOOR LOUNGE



THE AMARI COLLECTION

The Amari collection consists of side chairs, bar stools, chaise lounges, sofas, love seats, side tables, and dining tables.

*NOTE: Should you be interested in the Amari Collection, I can introduce you to other products in the line.*

STOCKED FINISHES



NON-STOCKED FINISHES









**THE IBIZA  
COLLECTION**

The Ibiza Collection’s frames are constructed with twisted abaca all-weather wicker in pebble, weathered teak. The cushions are loose fiber back pillows consisting of polyester fiber in water resistant tick.







## THE PURE COLLECTION

The Amari collection consists of side chair, chaise lounges, sofas, love seats, and coffee tables.

***NOTE:** Should you be interested in the Pure Collection, I can introduce you to other products in the line.*



CHAISE LOUNGE OPTIONS

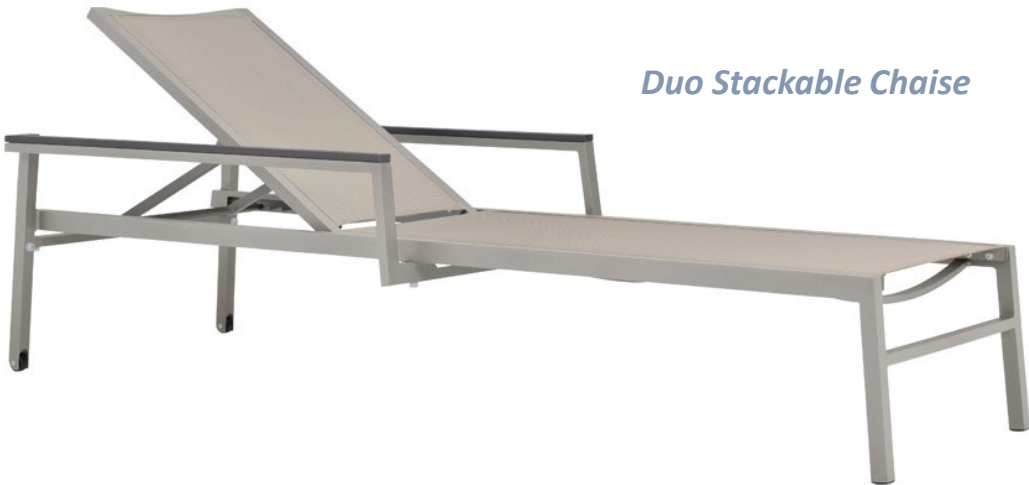
*Cortino Chaise*



*Koko II*



*Duo Stackable Chaise*



*Koko II*



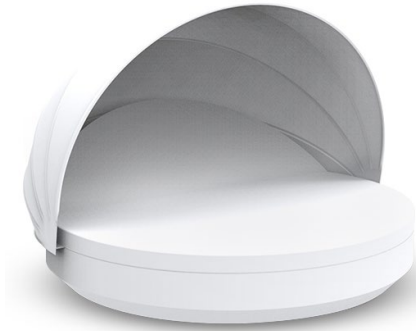
# ANCILLARY OUTDOOR







*VELA is a modulate system with an elementary prismatic geometry that bases its singularity in the balance of its proportions. The elements can combine among themselves to integrate into any space. Their precise volumes create the illusion of hovering some centimeters off the floor, and when they are illuminated, they are transformed into floating architectures.*







*Umbrellas manufactured in a powder coated aluminum frame and an awning grade fabric.*

*Canopy and frame sold separately.*

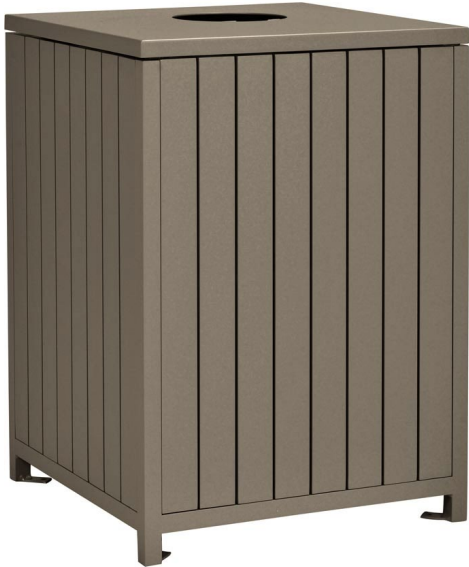
*Custom shapes, sizes, styles, and printing available.*



THE GRAND



RIO ROUND



JEC KOKO II



JEC RIO



ANNOVA RENDEZVOUS



ANNOVA RECYCLED

**8D**

# Yellowstone Landscape (Tampa)



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

## Property

Diamond Hill CDD  
1627 Emerald Hill Way  
Valrico, FL 33594

## Contact

Taylor Nielson  
tnielson@rizzetta.com

## Inspection

Date:7/31/2023

Inspector:Jonnxel Cruz Perez

## Estimate Summary

Labor:5 hours, 36 minutes - \$420.00

Materials:\$25.00

Total:\$445.00  
(plus applicable taxes)

## Service Summary

Service	Quantity	Cost
Repair Drip Line	3	\$60.00
Repair Lateral Line	1	\$385.00
Total (plus applicable taxes):		\$445.00

Signature

Date

# Service Detail

General					
Asset	Service	Notes	Labor	Materials	Total
Drip Line 1	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4"  Hours: 0.2  broken feeder T fixed on site	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4"  Hours: 0.2  broken feeder T fixed on site	\$15.00	\$5.00	\$20.00
Drip Line 2	<u>Repair</u>	Drip Line Length (ft.): 0 Drip Line Size: 1/4"  Hours: 0.2  broken feeder T fixed on site	\$15.00	\$5.00	\$20.00
Lateral Line 1	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1 1/2"  Hours: 5  cracked lateral line (only Leaks when zone 3 comes on )	\$375.00	\$10.00	\$385.00

Controller 1 Gate code #5327					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 Gate code #5327 > Zone 1 Rotors					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 Gate code #5327 > Zone 2 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 Gate code #5327 > Zone 3 Spray					
Asset	Service	Notes	Labor	Materials	Total
No Services					

Controller 1 Gate code #5327 > Zone 4 Drip					
--	--	--	--	--	--

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327 &gt; Zone 1 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327 &gt; Zone 2 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327 &gt; Zone 3 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327 &gt; Zone 4 Drip

Asset	Service	Notes	Labor	Materials	Total
No Services					

## Controller 2 Gate code #5327 &gt; Zone 5 Rotors

Asset	Service	Notes	Labor	Materials	Total
No Services					