



Rizzetta & Company

# **Diamond Hill Community Development District**

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**Financial Statements  
(Unaudited)**

**September 30, 2017**

**Prepared by: Rizzetta & Company, Inc.**

**diamondhillcdd.org  
rizzetta.com**

**Diamond Hill Community Development District**

Balance Sheet

As of 9/30/2017

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>						
Cash In Bank	61,398	0	0	61,398	0	0
Investments	566,219	0	102,268	668,487	0	0
Investments - Reserves	0	336,213	0	336,213	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid Expenses	7,816	0	0	7,816	0	0
Due From Other Funds	0	200,000	0	200,000	0	0
Amount Available in Debt Service	0	0	0	0	0	102,268
Amount To Be Provided Debt Service	0	0	0	0	0	2,402,732
Fixed Assets	0	0	0	0	2,812,478	0
<b>Total Assets</b>	<b>635,434</b>	<b>536,213</b>	<b>102,268</b>	<b>1,273,915</b>	<b>2,812,478</b>	<b>2,505,000</b>
<b>Liabilities</b>						
Accounts Payable	2,062	0	0	2,062	0	0
Accrued Expenses Payable	3,279	0	0	3,279	0	0
Due To Other Funds	200,000	0	0	200,000	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	2,505,000
<b>Total Liabilities</b>	<b>205,341</b>	<b>0</b>	<b>0</b>	<b>205,341</b>	<b>0</b>	<b>2,505,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	642,472	206,105	100,747	949,325	2,812,478	0
Net Change in Fund Balance	(212,379)	330,108	1,521	119,250	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>430,093</b>	<b>536,213</b>	<b>102,268</b>	<b>1,068,575</b>	<b>2,812,478</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>635,434</b>	<b>536,213</b>	<b>102,268</b>	<b>1,273,915</b>	<b>2,812,478</b>	<b>2,505,000</b>

See Notes to Unaudited Financial Statements

**Diamond Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	500	500	1,716	1,216	(243.15)%
Special Assessments					
Tax Roll	<u>221,485</u>	<u>221,485</u>	<u>225,374</u>	<u>3,889</u>	<u>(1.75)%</u>
<b>Total Revenues</b>	<u>221,985</u>	<u>221,985</u>	<u>227,089</u>	<u>5,104</u>	<u>(2.30)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	7,000	7,000	5,000	2,000	28.57%
Financial & Administrative					
Administrative Services	4,500	4,500	4,500	0	0.00%
District Management	17,750	17,750	17,750	(0)	0.00%
District Engineer	5,000	5,000	1,680	3,320	66.40%
Trustees Fees	3,500	3,500	3,233	268	7.64%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Financial & Revenue Collections	5,000	5,000	5,000	(0)	0.00%
Accounting Services	15,000	15,000	15,000	0	0.00%
Auditing Services	3,100	3,100	3,085	15	0.48%
Public Officials Liability Insurance	2,100	2,100	1,922	178	8.47%
Legal Advertising	1,000	1,000	1,698	(698)	(69.80)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,300	1,300	0	1,300	100.00%
Website Hosting, Maintenance, Bachup (and Email)	1,200	1,200	1,200	0	0.00%
Legal Counsel					
District Counsel	15,000	15,000	6,830	8,170	54.46%
Electric Utility Services					
Utility Services	1,000	1,000	1,000	0	0.03%
Stormwater Control					
Aquatic Maintenance	8,400	8,400	8,175	225	2.67%
Lake/Pond Bank Maintenance	4,000	4,000	2,739	1,261	31.53%
Stormwater System Maintenance	5,000	5,000	2,550	2,450	49.00%
Wetland Monitoring & Maintenance	3,000	3,000	0	3,000	100.00%
Aquatic Plant Replacement	5,000	5,000	0	5,000	100.00%
Miscellaneous Expense	5,000	5,000	0	5,000	100.00%
Other Physical Environment					
Property Insurance	5,000	5,000	4,044	956	19.12%
Landscape Maintenance	45,000	45,000	44,021	979	2.17%
Ornamental Lighting & Maintenance	3,000	3,000	365	2,635	87.83%
Irrigation Repairs	3,000	3,000	583	2,417	80.56%
Entry & Walls Maintenance	3,000	3,000	150	2,850	95.00%
Well Maintenance	4,000	4,000	0	4,000	100.00%
Holiday Decorations	2,000	2,000	631	1,369	68.45%
Landscape Replacement Plants, Shrubs, Trees	8,000	8,000	3,139	4,861	60.76%

**Diamond Hill Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Miscellaneous Expense	1,137	1,137	0	1,137	100.00%
Contingency					
Miscellaneous Contingency	27,823	27,823	0	27,823	100.00%
Miscellaneous Fees	<u>2,000</u>	<u>2,000</u>	<u>0</u>	<u>2,000</u>	<u>100.00%</u>
Total Expenditures	<u>221,985</u>	<u>221,985</u>	<u>139,469</u>	<u>82,516</u>	<u>37.17%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>87,621</u>	<u>87,621</u>	<u>0.00%</u>
Other Financing Sources (Uses)					
Interfund Transfer	0	0	(300,000)	(300,000)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>0</u>	<u>(212,379)</u>	<u>(212,379)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	642,472	642,472	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>430,093</u></u>	<u><u>430,093</u></u>	<u><u>0.00%</u></u>

**Diamond Hill Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	108	108	0.00%
Special Assessments				
Tax Roll	<u>30,000</u>	<u>30,000</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>30,000</u>	<u>30,108</u>	<u>108</u>	<u>0.36%</u>
Expenditures				
Contingency				
Capital Reserve	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100.00%</u>
Total Expenditures	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>100.00%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>30,108</u>	<u>30,108</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Interfund Transfer	0	300,000	300,000	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>330,108</u>	<u>330,108</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	206,105	206,105	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>536,213</u></u>	<u><u>536,213</u></u>	<u><u>0.00%</u></u>

**Diamond Hill Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2016 Through 9/30/2017

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	760	760	0.00%
Special Assessments				
Tax Roll	<u>207,704</u>	<u>208,509</u>	<u>805</u>	<u>0.38%</u>
Total Revenues	<u>207,704</u>	<u>209,269</u>	<u>1,565</u>	<u>0.75%</u>
Expenditures				
Debt Service				
Interest	97,704	92,748	4,956	5.07%
Principal	<u>110,000</u>	<u>115,000</u>	<u>(5,000)</u>	<u>(4.54)%</u>
Total Expenditures	<u>207,704</u>	<u>207,748</u>	<u>(44)</u>	<u>(0.02)%</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>1,521</u>	<u>1,521</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>1,521</u>	<u>1,521</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	100,747	100,747	0.00%
Fund Balance, End of Period	<u>0</u>	<u>102,268</u>	<u>102,268</u>	<u>0.00%</u>

**Diamond Hill CDD  
Investment Summary  
September 30, 2017**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2017</u>
SunTrust Bank	Money Market Account	\$ 3,048
Bank of Tampa	Money Market Account	245,990
Bank of Tampa ICS Program		
Bank of China, New York, NY	Money Market Account	245,161
Western Alliance Bank	Money Market Account	72,020
	<b>Total General Fund Investments</b>	<b><u>\$ 566,219</u></b>
SunTrust Bank Capital Reserve	Money Market Account	\$ 336,213
	<b>Total Reserve Fund Investments</b>	<b><u>\$ 336,213</u></b>
US Bank Series 2013 Revenue	First American Treasury Obligation Fund Class Z	\$ 81,366
US Bank Series 2013 Reserve	First American Treasury Obligation Fund Class Z	20,902
	<b>Total Debt Service Fund Investments</b>	<b><u>\$ 102,268</u></b>

**Diamond Hill Community Development District**

Aged Payables by Invoice Date

Aging Date - 9/1/2017

001 - General Fund

From 9/1/2017 Through 9/30/2017

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Johnson, Mirmiran & Thompson Inc	9/19/2017	5-107209	Engineering Services thru 08/31/17	1,391.00
Straley Robin Vericker	9/23/2017	14822	Legal Services Through 08/15/17	671.00
			Total 001 - General Fund	2,062.00
Report Total				2,062.00



**Diamond Hill Community Development District**  
**Notes to Unaudited Financial Statements**  
**September 30, 2017**

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/17.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.