

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**AUGUST 11, 2025
MEETING**

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Meeting ID: 246 137 288 461 6

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2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Diamond Hill Community Development District

Board of Supervisors

Ferdinand Ramos, Chairman
 Michael Horner, Vice Chairman
 Linda Dunn, Assistant Secretary
 Srinivas Parsi, Assistant Secretary

Staff:

Samantha Zanoni, District Manager
 Cari Webster, District Counsel
 Jerry Whited, District Engineer

Meeting Agenda Monday, August 11, 2025 – 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Business Items**
 - A. Public Hearing on Fiscal Year 2026 Budget
 - i. Consideration of Resolution 2025-03; Adopting Fiscal Year 2026 BudgetPage 3
 - B. Public Hearing on Levying O&M Assessments for Fiscal Year 2026
 - i. Consideration of Resolution 2025-04; Levying O&M Assessment for Fiscal Year 2025-2026.....Page 26
 - C. Consideration of Resolution 2025-05; Setting Fiscal Year 2026 Meeting Schedule.....Page 29
 - D. Consideration of Resolution 2025-06; Adopting Fiscal Year 2026 Goals and ObjectivesPage 31
- 4. Business Administration**
 - A. Consideration of Regular Meeting Minutes from July 14, 2025Page 38
 - B. Consideration of June 2025 Financial Statement & Check RegisterPage 43
- 5. Staff Reports**
 - A. Aquatics Inspection Report..... Page 74
 - B. Landscape
 - i. Field Inspection Report Page 84
 - C. District Engineer
 - D. District Counsel
 - E. District Manager
 - i. Review of 2nd Quarter Website Audit..... Page 90
- 6. Supervisor Requests**
- 7. Adjournment**

The next meeting is scheduled for Monday, September 8, 2025, at 2:00 p.m.

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026 AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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, 2025, and ending September 30, 2026, the sum of \$656,878.00, 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	\$246,527.00
<i>Total Reserve Fund [if Applicable]</i>	\$200,000.00
Total Debt Service Funds	\$210,351.00
Total All Funds*	\$656,878.00

*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 5 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 11, 2025.

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 2025-2026 Adopted Budget

DIAMOND HILL
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



DIAMOND HILL

Community Development District

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Diamond Hill
Community Development District

Operating Budget
Fiscal Year 2026

DIAMOND HILL

Community Development District

*General Fund***Summary of Revenues, Expenditures and Changes in Fund Balances**

General Fund
Fiscal Year 2026 Operating Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 25,000	\$ 29,647	\$ -	\$ 29,647	\$ 25,000
Interest - Tax Collector	-	467	-	467	-
Special Assmnts - Tax Collector	213,655	185,035	28,620	213,655	213,655
Special Assmnts- Discounts	(8,546)	(7,301)	-	(7,301)	(8,546)
Other Misc Revenues	-	1,279.00	-	1,279	-
TOTAL REVENUES	230,109	209,127	28,620	237,747	230,109
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	7,000	3,000	4,000	\$ 7,000	12,000
P/R Taxes	536	230	306	536	536
ProfServ - Mgmt Consulting Svc	46,956	19,309	27,647	46,956	46,956
ProfServ- Legal	7,500	6,372	6,478	12,850	7,500
ProfServ-Engineering	13,000	23,478	-	23,478	15,000
ProfServ-Trustee Fees	4,000	1,966	2,034	4,000	4,000
Auditing Services	3,500	-	3,500	3,500	3,500
Public Officials Liability Insurance	3,200	3,200	-	3,200	3,405
Legal Advertising	2,000	1,282	718	2,000	3,000
Website Hosting	2,000	769	1,231	2,000	2,000
Miscellaneous Expenses	2,000	2,313	-	2,313	3,000
Miscellaneous Collection Cost	4,273	3,555	718	4,273	4,273
Annual District Filing Fee	175	175	-	175	175
Total Administrative	96,140	65,649	46,631	112,280	105,345
<i>Electric Utility Services</i>					
Utility - General	1,500	440	447	\$ 887	1,500
Total Electric Utility Services	1,500	440	447	887	1,500
<i>Stormwater Control</i>					
Aquatic Maintenance	9,864	3,988	5,876	9,864	10,200
Lake/Pond Bank Maintenance	3,500	8,400	-	8,400	3,500
Aquatic Plant Replacement	1,000	-	1,000	1,000	1,000
Stormwater System Maintenance	4,000	-	4,000	4,000	4,000
Miscellaneous Expense	8,236	-	-	-	8,236
Total Stormwater Control	26,600	12,388	10,876	23,264	26,936
<i>Other Physical Environment</i>					
Property Insurance	2,500	1,965	-	\$ 1,965	2,785
General Liability Insurance	3,342	3,342	-	3,342	3,785
Entry & Walls Maintenance	1,000	31,849	-	31,849	1,500
Landscape Maintenance	48,351	21,283	27,068	48,351	54,000
Ornamental Lighting & Maintenance	1,000	-	1,000	1,000	1,000

DIAMOND HILL

Community Development District

*General Fund***Summary of Revenues, Expenditures and Changes in Fund Balances**

General Fund
Fiscal Year 2026 Operating Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Well Maintenance	2,000	-	2,000	2,000	2,000
Landscape Replacement Plants, Shrubs, Trees	7,000	79,915	-	79,915	7,000
Holiday Decorations	1,500	-	1,500	1,500	1,500
Miscellaneous Expense	8,000	56,235	-	56,235	8,000
R & M Irrigation	2,000	1,243	757	2,000	2,000
Total Other Physical Environment	76,693	195,832	32,325	228,157	83,570
Contingency					
Miscellaneous Contingency	9,176	2,890	\$ -	2,890	9,176
Total Contingency	9,176	2,890	-	2,890	9,176
Capital Reserve					
Capital Reserve	20,000	-	-	-	20,000
Total Capital Reserve	20,000	-	-	-	20,000
TOTAL EXPENDITURES	230,109	277,199	90,280	367,479	246,527
Excess (deficiency) of revenues					
Over (under) expenditures	-	(68,072)	(61,660)	(129,732)	(16,418)
OTHER FINANCING SOURCES (USES)					
Transfer to Reserve Fund	-	-	-	-	(200,000)
TOTAL OTHER SOURCES (USES)	-	-	-	-	(200,000)
Net change in fund balance	-	(68,072)	(61,660)	(129,732)	(216,418)
FUND BALANCE, BEGINNING	1,262,421	1,262,421	-	1,262,421	1,132,689
FUND BALANCE, ENDING	1,262,421	\$ 1,194,349	\$ (61,660)	\$ 1,132,689	\$ 916,271

DIAMOND HILL

Community Development District

General Fund

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2025	\$ 1,262,421
Net Change in Fund Balance - Fiscal Year 2025	(129,732)
Reserves - Fiscal Year 2026 Additions	20,000
Total Funds Available (Estimated) - 9/30/2025	1,152,689

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	61,632 ⁽¹⁾
Capital Reserves FY25	20,000
Capital Reserves FY26	20,000
Reserve - Landscaping FY26	-
Reserve - Other FY26	-
Total Allocation of Available Funds	101,632

Total Unassigned (undesignated) Cash	\$ 1,051,058
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Notes

(1) Represents approximately 3 months of operating expenditures

DIAMOND HILL

Community Development District

Reserve Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special - Assmnts Tax Collector	\$ -	\$ -	-	\$ -	\$ -
Special - Assmnts Tax Discounts	-	-	-	-	-
TOTAL REVENUES	-	-	-	-	-
EXPENDITURES					
<i>Administrative</i>					
Miscellaneous Collection Costs	-	-	-	-	-
Capital Reserve	-	-	-	-	-
<i>Total Administrative</i>	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-
OTHER FINANCING SOURCES (USES)					
Reserves-Annual Contribution	-	-	-	-	200,000
TOTAL OTHER SOURCES (USES)	-	-	-	-	200,000
Net change in fund balance	-	-	-	-	200,000
FUND BALANCE, BEGINNING	-	-	-	-	-
FUND BALANCE, ENDING	-	\$ -	\$ -	\$ -	\$ 200,000

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes 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.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including 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.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Diamond Hill
Community Development District

Debt Service Budgets
Fiscal Year 2026

DIAMOND HILL

Community Development District

Series 2013 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Operating Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	220,961	-	220,961	220,961	220,961
Special Assmnts- Discounts	(8,838)	-	(8,838)	(8,838)	(8,838)
TOTAL REVENUES	212,123	-	212,123	212,123	212,123
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessment Collection Cost	4,419	-	4,419	4,419	4,419
Total Administrative	4,419	-	4,419	4,419	4,419
<i>Debt Service</i>					
Principal Debt Retirement A-1	150,000	-	150,000	150,000	150,000
Interest Expense Series A-1	55,932	-	55,932	55,932	55,932
Total Debt Service	205,932	-	205,932.00	205,932	205,932
TOTAL EXPENDITURES	210,351	-	210,351	210,351	210,351
Excess (deficiency) of revenues Over (under) expenditures	1,772	-	1,772	1,772	1,772
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1,772	-	-	-	1,772
TOTAL OTHER SOURCES (USES)	1,772	-	-	-	1,772
Net change in fund balance	1,772	-	1,772	1,772	1,772
FUND BALANCE, BEGINNING	145,166	145,166	145,166	145,166	146,938
FUND BALANCE, ENDING	\$ 146,938	\$ 145,166	\$ 146,938	\$ 146,938	\$ 148,709

DIAMOND HILL

Community Development District

Series 2013

CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013

Date	Principal	Rate	Interest	Total	Annual
11/1/2025			25,311	25,311	203,277
5/1/2026	155,000	3.540%	25,311	180,311	
11/1/2026			22,568	22,568	202,879
5/1/2027	165,000	3.540%	22,568	187,568	
11/1/2027			19,647	19,647	207,215
5/1/2028	170,000	3.540%	19,647	189,647	
11/1/2028			16,638	16,638	206,285
5/1/2029	175,000	3.540%	16,638	191,638	
11/1/2029			13,541	13,541	205,179
5/1/2030	180,000	3.540%	13,541	193,541	
11/1/2030			10,355	10,355	203,895
5/1/2031	190,000	3.540%	10,355	200,355	
11/1/2031			6,992	6,992	207,346
5/1/2032	195,000	3.540%	6,992	201,992	
11/1/2032			3,540	3,540	205,532
5/1/2033	200,000	3.540%	3,540	203,540	
	1,580,000		293,112	1,873,112	

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Diamond Hill
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

DIAMOND HILL

Community Development District

All Funds

FISCAL YEAR 2026 ASSESSMENT TABLE

				Fiscal Year 2026			FY2025 Total Assessment	Assessment Variance Year/Year
Lot Size	EAU Value	Debt Service Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment		
Single Family 50'	1.00	210	210	\$399.43	\$475.85	\$875.28	\$875.28	\$0.00
Single Family 60'	1.00	86	87	\$479.31	\$475.85	\$955.16	\$955.16	\$0.00
Single Family 80'	1.00	122	124	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00
Single Family 100'	1.00	28	28	\$639.07	\$475.85	\$1,114.92	\$1,114.92	\$0.00

Notations:

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

RESOLUTION 2025-08

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 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 11, 2025.

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 2025-2026 Budget

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026**

WHEREAS, the Diamond Hill Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within 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 and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Hillsborough County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2025.

ATTEST:

**DIAMOND HILL COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR
2025/2026**

October 13, 2025 (Columbus Day)

November 10, 2025

December 8, 2025

January 12, 2026

February 9, 2026

March 9, 2026

April 13, 2026

May 11, 2026

June 8, 2026

July 13, 2026

August 10, 2026

September 14, 2026

All meetings will convene at 2:00 p.m. at the Diamond Hill Community Center located at 2902 Copper Height Ct., Valrico, Florida 33594.

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Diamond Hill Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of August 2025.

ATTEST:

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 11, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Diamond Hill Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Diamond Hill Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Diamond Hill Community Development District

MINUTES OF MEETING
DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT

The Diamond Hill Community Development District regular meeting of the Board of Supervisors was held on Monday, July 14, 2025, and called to order at 2:00 p.m. at Diamond Hill Community Center located at 2902 Copper Height Court, Valrico, Florida 33594.

Present and constituting a quorum were:

Ferdinand Ramos	Board Supervisor, Chair
Michael Honer	Board Supervisor, Vice Chair
Linda Dunn	Board Supervisor, Assistant Secretary
Srinivas Parsi	Board Supervisor, Assistant Secretary

Also present were:

Samantha Zaroni	District Manager, Inframark
Jerry Whited	District Engineer-BDI
Cari Webster	District Counsel
Alex Kurth	Aquatics, Premier Lakes
Gumaro Constantino	Landscapers, Prominent View
Audience	

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Zaroni called the meeting to order at 2:00 p.m. and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from June 9, 2025

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve the Regular Meeting Minutes from June 9, 2025, carried.

B. Consideration of May 2025 Financials & Check Register

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve the May 2025 Financials & Check Register, carried.

FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Inspection Report

Mr. Kurth presented his report to the Board and answered the Boards questions.

Resident 1 commented on how nice Pond 30 was looking and asked about blue pond dye.

Mr. Kurth will provide the Board with a proposal for the blue pond dye for consideration.

B. Landscape

i. Landscaping Report

Mr. Constantino presented his report to the Board and answered the Boards questions. Discussion ensued between the Board and Mr. Constantino regarding landscaping in the community.

The Board asked Mr. Constantino to remind his crew not to shoot the grass clippings into the ponds.

Mr. Constantino requested that Premier Lakes apply pesticide to Pond 1500 as Prominent View is not authorized to do so.

ii. Ratification of Prominent View Mulch Installation Invoice #4762

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve the ratification of Prominent View Mulch Installation Proposal #4762, carried.

iii. Consideration of Down to Earth Pine Tree Removal Proposal #120987

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve Down to Earth Pine Tree Removal Proposal #120987, carried.

iv. Consideration of LMP Tree Removal Proposal #3473302

Proposal not approved by the Board.

v. Consideration of Prominent View Pine Tree Removal Proposal #1086

Proposal not approved by the Board.

vi. Consideration of Prominent View Banana Tree Removal Proposal #1102

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve Prominent View Banana Tree Removal Proposal #1102, carried.

vii. Consideration of Green Life Environmental Inc. Proposal

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve Green Life Environmental Inc. Proposal with revised pest control and fertilization contract at \$1500, carried.

viii. Consideration of Prominent View Pond 30 Proposal #1104

On MOTION by Mr. Ramos, seconded by Mr. Honer, with all in favor, motion to approve Prominent View Pond 30 Proposal #1104, carried.

C. District Engineer

Mr. Whited provided updates on the drainage issues at 1215 Emerald Hill Way, advising the Board that the CDD drainage system is working properly. Mr. Whited recommended that to improve their personal properties drainage the homeowner could install French drains and additional gutters to redirect the flow of water.

Ms. Webster stated that this is a private property issue, not a district issue and no district funds should be used to enhance the drainage on homeowner property.

Mr. Whited advised that the grate behind 1215 Emerald Hill Way needs to be replaced as soon as possible.

On MOTION by Ms. Dunn, seconded by Mr. Ramos, with all in favor, motion to approve replacement of the grate behind 1215 Emerald Hill Way with NTE \$2000, carried.

D. District Counsel

There being none, the next order of business followed.

E. District Manager

Ms. Zanoni presented her project updates to the Board and reminded the Board of the next meeting scheduled for August 11, 2025, at 2pm.

Discussion ensued regarding low hanging trees over the sidewalks and streets in the community. These trees need to be trimmed to code. The Board appointed Mr. Honer to be the main point of contact for Prominent View regarding this project.

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve the ratification of Almonte Electrical Solutions Proposal #993481, carried.

i. Consideration of OLP Lighting Proposal

Proposal not approved by the Board.

ii. Consideration of Almonte Electric Solutions Proposal #3041

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve Almonte Electric Solutions Proposal #3041, carried.

iii. Consideration of Morningstar Electric, LLC Proposal #4578

Proposal not approved by the Board.

FIFTH ORDER OF BUSINESS

Supervisor Request

Mr. Honer advised that the East gate monument lights keep tripping.

Ms. Dunn advised that the West gate columns need some repairs.

117 **SIXTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Dunn, seconded by Mr. Honer, with all in favor, meeting was adjourned at 3:24 p.m.

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119

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121 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

DIAMOND HILL
Community Development District

Financial Report

June 30, 2025

(unaudited)

Prepared by



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DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

June 30, 2025

DIAMOND HILL

Community Development District

Governmental Funds**Balance Sheet**
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 65,119	\$ -	\$ -	\$ 65,119
Due From Other Funds	-	67,640	-	67,640
Investments:				
Money Market Account	1,080,443	-	-	1,080,443
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	133,448	133,448
Prepaid Items	1,966	-	-	1,966
TOTAL ASSETS	\$ 1,147,528	\$ 67,640	\$ 154,218	\$ 1,369,386
<u>LIABILITIES</u>				
Accounts Payable	\$ 5,645	\$ -	\$ -	\$ 5,645
Accrued Expenses	75	-	-	75
Accrued Taxes Payable	383	-	-	383
Due To Other Funds	67,640	-	-	67,640
TOTAL LIABILITIES	73,743	-	-	73,743
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	1,966	-	-	1,966
Restricted for:				
Debt Service	-	-	154,218	154,218
Assigned to:				
Operating Reserves	57,527	-	-	57,527
Unassigned:	1,014,292	67,640	-	1,081,932
TOTAL FUND BALANCES	\$ 1,073,785	\$ 67,640	\$ 154,218	\$ 1,295,643
TOTAL LIABILITIES & FUND BALANCES	\$ 1,147,528	\$ 67,640	\$ 154,218	\$ 1,369,386

DIAMOND HILL

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 25,000	\$ 18,750	\$ 41,709	\$ 22,959
Interest - Tax Collector	-	-	587	587
Special Assmnts- Tax Collector	213,655	213,655	193,656	(19,999)
Special Assmnts- Discounts	(8,546)	(8,546)	(7,187)	1,359
Other Miscellaneous Revenues	-	-	16	16
TOTAL REVENUES	230,109	223,859	228,781	4,922
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	7,000	5,000	5,985	(985)
FICA Taxes	536	383	352	31
ProfServ-Engineering	13,000	9,750	29,354	(19,604)
ProfServ-Legal Services	7,500	5,625	10,462	(4,837)
ProfServ-Mgmt Consulting	46,956	35,217	35,217	-
ProfServ-Trustee Fees	4,000	4,000	3,933	67
Auditing Services	3,500	3,500	3,275	225
Website Hosting/Email services	2,000	1,500	1,183	317
Public Officials Insurance	3,200	3,200	3,200	-
Legal Advertising	2,000	1,500	1,713	(213)
Misc-Assessment Collection Cost	4,273	4,273	3,729	544
Miscellaneous Expenses	2,000	1,500	2,406	(906)
Annual District Filing Fee	175	175	175	-
Total Administration	96,140	75,623	100,984	(25,361)
<u>Electric Utility Services</u>				
Utility Services	1,500	1,125	738	387
Total Electric Utility Services	1,500	1,125	738	387
<u>Stormwater Control</u>				
R&M-Stormwater System	4,000	3,000	-	3,000
R&M Lake & Pond Bank	3,500	2,625	13,100	(10,475)
Aquatic Maintenance	9,864	7,398	5,966	1,432
Aquatic Plant Replacement	1,000	750	-	750
Miscellaneous Expenses	8,236	6,177	-	6,177
Total Stormwater Control	26,600	19,950	19,066	884

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Other Physical Environment</u>				
Insurance - General Liability	3,342	3,342	3,342	-
Property Insurance	2,500	2,500	1,965	535
R&M-Irrigation	2,000	1,500	1,443	57
R&M-Well Maintenance	2,000	1,500	-	1,500
Landscape Maintenance	48,351	36,263	39,083	(2,820)
Landscape Replacement	7,000	5,250	159,822	(154,572)
Entry & Walls Maintenance	1,000	750	31,849	(31,099)
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	750	-	750
Miscellaneous Expenses	8,000	6,000	56,235	(50,235)
Total Other Physical Environment	76,693	59,355	293,739	(234,384)
<u>Contingency</u>				
Misc-Contingency	9,176	6,882	2,890	3,992
Total Contingency	9,176	6,882	2,890	3,992
<u>Reserves</u>				
Capital Reserve	20,000	20,000	-	20,000
Total Reserves	20,000	20,000	-	20,000
TOTAL EXPENDITURES & RESERVES	230,109	182,935	417,417	(234,482)
Excess (deficiency) of revenues				
Over (under) expenditures	-	40,924	(188,636)	(229,560)
Net change in fund balance	\$ -	\$ 40,924	\$ (188,636)	\$ (229,560)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,262,421	1,262,421	1,262,421	
FUND BALANCE, ENDING	\$ 1,262,421	\$ 1,303,345	\$ 1,073,785	

DIAMOND HILL

Community Development District

Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	20,000	20,000
Special Assmnts- Discounts	-	-	(742)	(742)
TOTAL REVENUES	-	-	19,258	19,258
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	-	385	(385)
Total Administration	-	-	385	(385)
TOTAL EXPENDITURES	-	-	-	-
<u>Reserves</u>				
	-	-	-	-
Total Reserves	-	-	-	-
TOTAL EXPENDITURES	-	-	385	(385)
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,873	18,873
Net change in fund balance	\$ -	\$ -	\$ 18,873	\$ 18,873
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	48,767	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 67,640	

DIAMOND HILL

Community Development District

Series 2013 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 6,477	\$ 6,477
Special Assmnts- Tax Collector	220,961	220,961	220,962	1
Special Assmnts- Discounts	(8,838)	(8,838)	(8,200)	638
TOTAL REVENUES	212,123	212,123	219,239	7,116
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,419	4,419	4,255	164
Total Administration	4,419	4,419	4,255	164
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	150,000	-
Interest Expense	55,932	55,932	55,932	-
Total Debt Service	205,932	205,932	205,932	-
TOTAL EXPENDITURES	210,351	210,351	210,187	164
Excess (deficiency) of revenues Over (under) expenditures	1,772	1,772	9,052	7,280
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	1,772	-	-	-
TOTAL FINANCING SOURCES (USES)	1,772	-	-	-
Net change in fund balance	\$ 1,772	\$ 1,772	\$ 9,052	\$ 7,280
FUND BALANCE, BEGINNING (OCT 1, 2024)	145,166	145,166	145,166	
FUND BALANCE, ENDING	\$ 146,938	\$ 146,938	\$ 154,218	

DIAMOND HILL
Community Development District

Supporting Schedules

June 30, 2025

DIAMOND HILL

Community Development District

All Funds

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

						ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs		Gross Amount Received	General Fund	Reserve Assmnts	Debt Service Fund	
Assessments Levied FY2025					\$ 434,616	\$ 193,655	\$ 20,000	\$ 220,961	
Allocation %					100%	45%	5%	51%	
11/06/24	\$ 4,639	\$ 251	\$ 95	\$ 4,984	\$ 2,221	\$ 229	\$ 2,534		
11/14/24	\$ 6,441	\$ 274	\$ 131	\$ 6,846	\$ 3,050	\$ 315	\$ 3,480		
11/21/24	\$ 5,617	\$ 239	\$ 115	\$ 5,971	\$ 2,660	\$ 275	\$ 3,035		
11/25/24	\$ 7,865	\$ 334	\$ 161	\$ 8,360	\$ 3,725	\$ 385	\$ 4,250		
12/05/24	\$ 213,547	\$ 9,068	\$ 4,358	\$ 226,974	\$ 101,134	\$ 10,445	\$ 115,395		
12/16/24	\$ 72,297	\$ 3,064	\$ 1,475	\$ 76,837	\$ 34,237	\$ 3,536	\$ 39,064		
01/06/25	\$ 65,662	\$ 2,773	\$ 1,340	\$ 69,775	\$ 31,090	\$ 3,211	\$ 35,474		
02/06/25	\$ 10,212	\$ 326	\$ 208	\$ 10,746	\$ 4,788	\$ 495	\$ 5,464		
03/10/25	\$ 4,627	\$ 56	\$ 94	\$ 4,777	\$ 2,129	\$ 220	\$ 2,429		
04/07/25	\$ 8,656	\$ -	\$ 177	\$ 8,832	\$ 3,935	\$ 406	\$ 4,490		
05/07/25	\$ 3,879	\$ (57)	\$ 79	\$ 3,901	\$ 1,738	\$ 179	\$ 1,983		
06/17/25	\$ 6,678	\$ (198)	\$ 136	\$ 6,615	\$ 2,948	\$ 304	\$ 3,363		
TOTAL	\$ 410,119	\$ 16,130	\$ 8,370	\$ 434,618	\$ 193,656	\$ 20,000	\$ 220,962		
% COLLECTED					100%	100%	100%	100%	

DIAMOND HILL

Community Development District

ALL FUNDS**Cash and Investment Report***June 30, 2025***General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Acct - Operating	Valley Bank	Public Funds Checking	n/a	4.33%	\$ 65,119
Money Market Account	BankUnited	Business MMA	n/a	3.99%	\$ 1,080,443
GF Subtotal					\$ 1,145,561

Debt Service Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2013 Reserve Fund	US Bank	US Money Markets	05/01/33	4.20%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	4.20%	\$ 133,448
DS Subtotal					\$ 154,218
Total					\$ 1,299,780

Diamond Hill CDD

Statement Date 06/30/2025

G/L Account No. 101001 Balance	65,118.54	Statement Balance	65,303.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	65,303.24
Subtotal	65,118.54	Outstanding Checks	-184.70
Negative Adjustments	0.00		
		Ending Balance	65,118.54
Ending G/L Balance	65,118.54		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
2/15/2024	Payment	1047	PAY0003	PAY0003			-184.70
							-184.70
Total Outstanding Checks							

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100094	06/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4797	Landscape Maintenance June Services	Landscape Maintenance	546300-53908	\$4,500.00
001	100095	06/10/25	INFRAMARK LLC	150816	Managment fee June	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
001	100096	06/10/25	PREMIER LAKES INC	2405	June Annual Maintenance	Aquatic Maintenance	546995-53908	\$700.00
001	100097	06/12/25	BRLETIC DVORAK INC	1982	May 2025- District Engineer	ProfServ-Engineering	531013-51501	\$1,620.00
001	100098	06/18/25	STRALEY ROBIN VERICKER	26613	May 2025- Legal	ProfServ-Legal Services	531023-51401	\$91.50
001	100099	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4833	June 2025- Pond 1500 Vegetation removal	R&M Lake & Pond Bank	546185-53908	\$3,500.00
001	100099	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4832	June 2025- Vegetation removal around pipes 1013 Facet View	R&M Lake & Pond Bank	546185-53908	\$1,500.00
001	100099	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4829	June 2025- Landscape Maint	R&M-Irrigation	546041-53908	\$200.00
001	100099	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4829	June 2025- Landscape Maint	Landscape Maintenance	546300-53908	\$4,300.00
001	1116	06/10/25	SRINIVAS PARSI	SP-051425	Board 1/13/25 & 5/14/25	P/R-Board of Supervisors	511001-51401	\$400.00
001	1116	06/10/25	SRINIVAS PARSI	SP-060925	BOARD 6/9/25	P/R-Board of Supervisors	511001-51401	\$200.00
001	300003	06/23/25	TECO	060225-1895-ACH	April/May 2025- Electric	Utility Services	543063-53100	\$76.85
Fund Total								\$21,001.35

SERIES 2013 DEBT SERVICE FUND - 201

201	1117	06/20/25	Diamond Hill CDD C/O US Bank	06192025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$3,394.55
Fund Total								\$3,394.55

Total Checks Paid	\$24,395.90
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DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100094							
001	06/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4797	Landscape Maintenance June Services	June Landsape Services	546300-53908	\$4,500.00
Check Total							\$4,500.00
CHECK # 100095							
001	06/10/25	INFRAMARK LLC	150816	Managment fee June	MGMT SVCS	531027-51201	\$3,913.00
Check Total							\$3,913.00
CHECK # 100096							
001	06/10/25	PREMIER LAKES INC	2405	June Annual Maintenance	June Monthly Lake Maintenance	546995-53908	\$700.00
Check Total							\$700.00
CHECK # 100097							
001	06/12/25	BRLETIC DVORAK INC	1982	May 2025- District Engineer	ProfServ-Engineering	531013-51501	\$1,620.00
Check Total							\$1,620.00
CHECK # 100098							
001	06/18/25	STRALEY ROBIN VERICKER	26613	May 2025- Legal	ProfServ-Legal Services	531023-51401	\$91.50
Check Total							\$91.50
CHECK # 100099							
001	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4833	June 2025- Pond 1500 Vegetation removal	R&M Lake & Pond Bank	546185-53908	\$3,500.00
001	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4832	June 2025- Vegetation removal around pipes 1013 Facet View	R&M Lake & Pond Bank	546185-53908	\$1,500.00
001	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4829	June 2025- Landscape Maint	June 2025- Landscape Maintenance Irrigation	546041-53908	\$200.00
001	06/24/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4829	June 2025- Landscape Maint	Landscape Maintenance	546300-53908	\$4,300.00
Check Total							\$9,500.00
CHECK # 1116							
001	06/10/25	SRINIVAS PARSI	SP-051425	Board 1/13/25 & 5/14/25	Board 1/13/25 & 5/14/25	511001-51401	\$400.00
001	06/10/25	SRINIVAS PARSI	SP-060925	BOARD 6/9/25	P/R-Board of Supervisors	511001-51401	\$200.00
Check Total							\$600.00
CHECK # 300003							
001	06/23/25	TECO	060225-1895-ACH	April/May 2025- Electric	Utility Services	543063-53100	\$76.85
Check Total							\$76.85
Fund Total							\$21,001.35

SERIES 2013 DEBT SERVICE FUND - 201

CHECK # 1117							
201	06/20/25	Diamond Hill CDD C/O US Bank	06192025-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$3,394.55
Check Total							\$3,394.55
Fund Total							\$3,394.55

Total Checks Paid	\$24,395.90
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INVOICE 4797

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

Prominent View Landscape and Design
5324 messina
Lakeland, FL 33813
(813) 394-2098



Diamond Hill CDD
Brenden Crawford
Sydney Rd
Valrico, FL 33527

Invoice #: 4797
Invoice Date: 5/19/2025
Due Date: 6/1/2025

Description	Quantity	Price	Amount
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June Services	1.00	\$4,500.00	\$4,500.00
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Subtotal: \$4,500.00
FI Sales Tax - 7%: \$0.00
Total: \$4,500.00
BALANCE DUE: **\$4,500.00**



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
150816
CUSTOMER ID
C2938
PO#

DATE
6/1/2025
NET TERMS
Net 30
DUE DATE
7/1/2025

BILL TO
Diamond Hill Community
Development District
2654 Cypress Ridge Blvd Ste 0101
Wesley Chapel FL 33544-6322
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,913.00		3,913.00
Subtotal					3,913.00

Subtotal	\$3,913.00
Tax	\$0.00
Total Due	\$3,913.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	05/31/2025
INVOICE#	2405
TERMS	NET 30
DUE DATE	06/30/2025

BILL TO
Diamond Hill CDD 2654 Cypress Ridge Blvd Wesley Chapel Florida 33544-6322

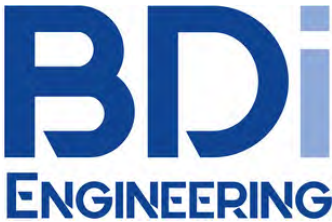
SERVICE LOCATION
Diamond Hill CDD 13115 Sydney Rd Dover, Florida 33527-5968

JOB#	DATE	PO/REF#	DESCRIPTION
1059721800			
Charges		Rate	Total
Annual Lake Maintenance		\$700.00	\$700.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$700.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$700.00

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Diamond Hill CDD
Inframark IMS
210 North University Drive
Suite 702
Coral Springs, Florida 33071

INVOICE 1982
DATE 05/30/2025
TERMS Net 30
DUE DATE 06/29/2025

PROJECT NAME
Diamond Hill CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[May 08 - May 30]	9:00	180.00	1,620.00

BALANCE DUE **\$1,620.00**

Pay invoice



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
May-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Staff Communication	1.00	\$180	J. Whited	\$180.00
Site Visit for Pond 30 Repairs and Coorespondence.	4.00	\$180	J. Whited	\$720.00
Research and Corespondence for ERP Transfer Inquiry.	2.00	\$180	J. Whited	\$360.00
Facet View Way Vegetation Removals Adjacent to Mitigation Area Near Golf Course PM.	1.00	\$180	J. Whited	\$180.00
Bike Rack Placement Research and Corespondence.	1.00	\$180	J. Whited	\$180.00
INVOICE TOTAL	9.00			\$1,620.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Diamond Hill CDD
 Inframark LLC
 210 N. University Drive, Suite 702
 Coral Springs, FL 33071

June 10, 2025

Client: 001479

Matter: 000001

Invoice #: 26613

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/12/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM J. MCDONOUGH AND F. RAMOS REGARDING POND PROJECT; EMAIL CORRESPONDENCE WITH J. WHITED REGARDING PROJECT.	0.3	\$91.50
Total Professional Services			0.3	\$91.50
Total Services			\$91.50	
Total Disbursements			\$0.00	
Total Current Charges				\$91.50
Previous Balance				\$502.50
Less Payments				(\$502.50)
PAY THIS AMOUNT				\$91.50

Please Include Invoice Number on all Correspondence

INVOICE 4833

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

Prominent View Landscape and Design
5324 messina
Lakeland, FL 33813
(813) 394-2098



Diamond Hill CDD
Brenden Crawford
Sydney Rd
Valrico, FL 33527

Invoice #: 4833
Invoice Date: 6/16/2025
Due Date: 6/16/2025

Description	Quantity	Price	Amount
Pond 1500 Work Proposal	1.00	\$3,500.00	\$3,500.00

Notes
If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Subtotal: \$3,500.00
Sales Tax: \$0.00
Total: \$3,500.00
BALANCE DUE: **\$3,500.00**



INVOICE 4832

**PROMINENT VIEW LANDSCAPE AND
DESIGN LLC**
Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Brenden Crawford
Sydney Rd
Valrico, FL 33527

Invoice #: 4832
Invoice Date: 6/16/2025
Due Date: 6/16/2025

Description	Quantity	Price	Amount
Vegatation removal around pipes 1013 Facet View	1.00	\$1,500.00	\$1,500.00

Notes

If you have any questions concerning this estimate, feel free to contact Gumaro Constantino @ 813.394.2098. Disclaimer: Prominent View is not responsible for any damages due to acts of God, any homeowner/visitor.

Subtotal: \$1,500.00

Sales Tax: \$0.00

Total: \$1,500.00

BALANCE DUE: \$1,500.00

INVOICE 4829

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Brenden Crawford
Sydney Rd
Valrico, FL 33527

Invoice #: 4829

Invoice Date: 6/16/2025

Due Date: 7/1/2025

Description	Quantity	Price	Amount
Lawn Services	1.00	\$4,300.00	\$4,300.00
Irrigation	1.00	\$200.00	\$200.00

Subtotal: \$4,500.00

Fl Sales Tax - 7%: \$0.00

Total: \$4,500.00

BALANCE DUE: \$4,500.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Diamond Hill

Board Meeting Date: 1/13/25 & 5/14/25

Name		In Attendance Please X	Paid
1	Srinivas Parsi	x <input type="checkbox"/>	\$400.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Diamond Hill

Board Meeting Date: June 9, 2025

Name		In Attendance Please X	Paid
1	Srinivas Parsi	x <input type="checkbox"/>	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Statement Date: June 02, 2025



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

Amount Due: \$76.85

Due Date: June 23, 2025

Account #: 211010801895

DO NOT PAY, Your account will be drafted on June 23, 2025**Account Summary****Current Service Period:** April 26, 2025 - May 27, 2025

Previous Amount Due \$74.20

Payment(s) Received Since Last Statement -\$74.20

Current Month's Charges \$76.85**Amount Due by June 23, 2025** \$76.85

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

Your Energy Insight

Your average daily kWh used was **12.5% lower** than the same period last year.



Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211010801895

Due Date: June 23, 2025

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$76.85

Payment Amount: \$ _____

634100472337

Your account will be
drafted on June 23, 2025

00000560 FTECO106022522531310 00000 01 00000000 560 002

DIAMOND HILL CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076-3361

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211010801895
Statement Date: June 02, 2025
Charges Due: June 23, 2025

Meter Read

Meter Location: # A

Service Period: Apr 26, 2025 - May 27, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000272505	05/27/2025	16,259	16,021		238 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	238 kWh @ \$0.08641/kWh	\$20.57
Fuel Charge	238 kWh @ \$0.03083/kWh	\$7.34
Storm Protection Charge	238 kWh @ \$0.00577/kWh	\$1.37
Clean Energy Transition Mechanism	238 kWh @ \$0.00418/kWh	\$0.99
Storm Surcharge	238 kWh @ \$0.02121/kWh	\$5.05
Florida Gross Receipt Tax		\$1.42
Electric Service Cost		\$56.90



Other Fees and Charges

Zap Cap Systems

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

Business Surge MST1120 Monthly	1 unit @ \$19.95	\$19.95
Zap Cap Systems Cost		\$19.95

Total Current Month's Charges

\$76.85

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	

Contact Us

Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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 at Tampa Electric. You bear the risk that this unauthorized party will 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.

TOGETHER, WE CAN POWER THROUGH ANY STORM

The Florida State Fairgrounds was one of Tampa Electric's nine Hurricane Milton base camps.



TampaElectric.com/StormCenter

We work year-round to make our grid stronger and more reliable by putting more power lines underground, strengthening power poles, upgrading infrastructure and trimming trees – all to help prevent outages and restore power faster when they do happen.

Preparation doesn't stop with us. We urge you to prepare too. Visit our Storm Center now to:

- Stay safe around electricity
- Prepare your home for outages
- Understand how we restore power
- Get critical information



**Get organized,
reduce clutter
and manage
your account-
YOUR WAY!**



Personalize your account with customized notifications and settings.

Tampa Electric puts you in control of your energy experience. Create or log in to your account at **TECOaccount.com** to choose the notices below - when and how you want them - text, email or phone.

● **Outage Notifications**

Stay in the know about outages and restorations affecting your service.

● **Bill Notifications**

Receive an alert when your bill is ready, get current balance, and more.

● **Payment Status Updates**

Get notified when your payment is received or if a failure occurred.

● **Payment Reminder**

If we haven't received a payment, we'll remind you five days before the due date.

● **Auto Pay Reminder**

On Auto Pay? Ask for a payment reminder before the draft date so you're prepared.

*Ahora notificándole en español también...
visítenos en cambiar sus preferencias de
notificación a español.*



DIAMOND HILL

Community Development District

CHECK REQUEST

Date: 06/19/25

Vendor #: V00017

Vendor Name: US Bank c/o Diamond Hill CDD

Bank # Valley # 7828

Invoice # 06192025-6002

Amount: **\$3,394.55**

GL Code: **201**.131000.1000

Description: Trsf 2013 DS Assessments

Pay from Bank Acct: 7828 - Valley National Bank GF

Helena Schneider

Digitally signed by Helena Schneider
DN: CN = Helena Schneider email = helena.
schneider@inframark.com C = US O =
Inframark
Date: 2025.06.19 09:52:49 -05'00'

Managers Approval

DIAMOND HILL
Community Development District
11555 Heron Bay Blvd., Ste 201
Coral Springs, Florida 33076
(954) 282-0065

June 19, 2025

*U.S. Bank, N.A. - CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108*

Re: Tax Collections

To Whom It May Concern:

*Enclosed please find check in the amount of \$ **3,394.55** representing tax receipts collected for Diamond Hill Community Development District.*

*Please deposit these funds into the Series 2013 Revenue Account **#203066002***

Should you have any questions, please do not hesitate to contact me directly at (954) 282-0065.

Sincerely,

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Diana Lopez

*Diana Lopez
District Accountant II*



Diamond Hill CDD

Monthly Aquatics Report

7/29/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



1 / 10

**Comments:**

This pond is in good condition.

Action Required

None at this time.

Target:

2 / 20

**Comments:**

Minor algae bloom observed

Action Required

Algae Treatment None at this time

Target:

Planktonic Algae



3 / 30A

**Comments:**

This lake is in good condition, minor grasses have been sprayed

Action Required

None at this time

Target:

4 / 30B

**Comments:**

Planktonic algae bloom observed

Action Required

Algae treatment under maintenance. Reduce grass clippings in pond

Target:

Green Planktonic Algae



5 / 40



Comments:

This pond is in good condition.

Action Required

None at this time

Target:

6 / 1400



Comments:

This pond is in good condition.

Action Required

None at this time

Target:



7 / 1475

**Comments:**

This lake is in good condition

Action Required

None at this time.

Target:

8 / 1000

**Comments:**

This pond has filled in rapidly with broadleaf weeds. Technician did not understand my directions to spray the whole thing and only sprayed perimeter. Will rectify immediately.

Action Required

Broadleaf Weed Treatment

Target:

Broadleaf weeds



9 /1110A



Comments:

This pond is now holding water. Shoreline grasses have been sprayed

Action Required

Continue treating while water is up.

Target:

Treat miscellaneous grasses and weeds

10 /1100B



Comments:

This pond has filled in rapidly with broadleaf weeds. Technician did not understand my directions to spray the whole thing and only sprayed perimeter. Will rectify immediately.

Action Required

Broadleaf Weed Treatments

Target:

Miscellaneous grasses and weeds



11 / 1100C



Comments:

This pond has filled in rapidly with broadleaf weeds. Technician did not understand my directions to spray the whole thing and only sprayed perimeter. Will rectify immediately.

Action Required

Treat shoreline grasses and weeds

Target:

Miscellaneous grasses and weeds

12 / 1200



Comments:

This pond is in good condition with healthy beneficial littoral plants.

Action Required

Continue to selectively treat invasives among beneficial plants.

Target:

Torpedo grass and minor broadleaf weeds.



13 / 1350

**Comments:**

This pond is in good condition.

Action Required

None at this time.

Target:

14 /1300

**Comments:**

This pond is in good condition.

Action Required

None at this time

Target:



15 / 1450



Comments:

This pond is in good condition with control structures clear.

Action Required

None at this time.

Target:



Management Summary

All ponds are in relatively good condition this month. Some minor algae blooms were observed and noted. They will be treated during the next maintenance visit. It is typical to see this level of growth during the warm & rainy months. Ongoing maintenance should keep us in good condition moving forward.

I instructed our technician to spray out the dry ponds that are now holding water, but he misunderstood my direction and only sprayed the perimeter. We will rectify on the next maintenance visit.

DIAMOND HILL CDD INSPECTION

Tuesday, July 22, 2025

Prepared For Board Of Directors

20 Items Identified



Item 1- 1441 Emerald Hill Way

Assigned To Prominent View

Please have this area cleared from all dead plant material.



Item 2- 1441 Emerald Hill Way

Assigned To Prominent View

Please treat the ants each visit throughout the community.



Item 3- 1441 Emerald Hill Way

Assigned To Prominent View

Please clean up the fence line.



Item 4- 1427 Emerald Hill Way

Assigned To Prominent View

Please clear off all residents fences from CDD plant material.



Item 5- 1632 Emerald Hill Way

Assigned To Prominent View

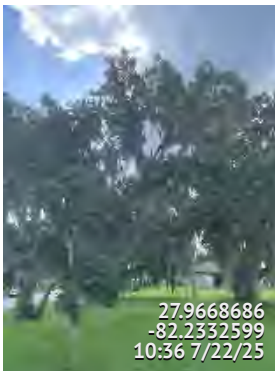
Please take tree debri off property each visit.



Item 6 -1632 Emerald Hill Way

Assigned To District Manager

Vendor will need to comeback and finish replacing all of the damaged sod.



Item 7- 1632 Emerald Hill Way

Assigned To Prominent View

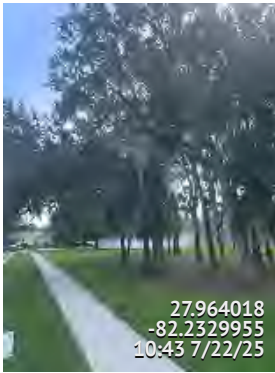
Please provide a proposal to have the moss removed from the trees located at each entry.



Item 8- Across From 3015 Gem Luster Ct

Assigned To Prominent View

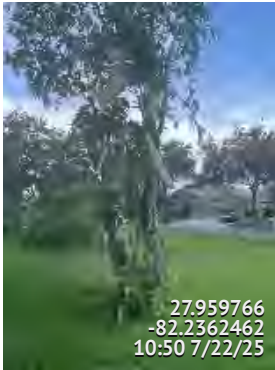
Please provide a proposal to have all the rocks removed.



Item 9- Across From 3017 Gem Cluster Ct

Assigned To Prominent View

Please remove the moss and raise the canopy's.



Item 10- Across From 1314 Emerald Hill Way

Assigned To Prominent View

Please have the crew clean up this plant material.



Item 11- Pond 1475

Assigned To Premier Lakes

Please have this pond treated, it's grey and brown.



Item 12- Pond 1600

Assigned To District Engineer

Please provide a game plan on how we should clear out pond 1600.



Item 13- Across From 1182 Emerald Hill Way

Assigned To District Manager

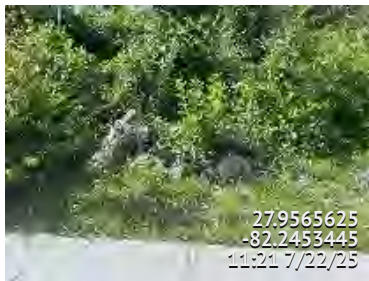
Please have the vendor reset the fence.



Item 14- 1032 Emerald Hill Way

Assigned To District Manager

Please have Teco reset this utility box.



Item 15- Corner Of Emerald Hill/ Facet View Way

Assigned To Prominent View

Please have the crew remove all tree debris.



Item 16- Facet View Way

Assigned To Prominent View

Please have the crew raise all trees along Facet View Way.



Item 17- 1013 Facet View Way

Assigned To Prominent View

Please have the crew remove all debris and to clear out the drain.



Item 18- Facet View Way

Assigned To Prominent View

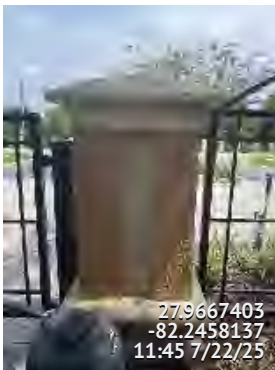
Please clear out all structures throughout the community.



Item 19- 1802 Facet View Way

Assigned To District Manager

Please have HOA send notices to have this removed. County will not remove it.



Item 20- West Entry

Assigned To District Manager

Missing 5 diamond shape bars for the west entry gate.



Quarterly Compliance Audit Report

Diamond Hill

Date: July 2025 - 2nd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

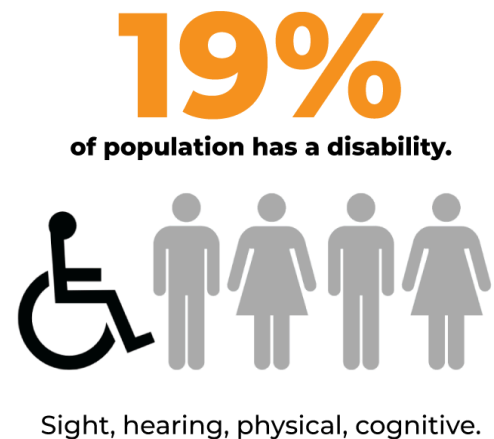
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web