

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**NOVEMBER 10, 2025
MEETING**

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Meeting ID: 246 137 288 461 6

Passcode: H7TS6rU9



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Diamond Hill Community Development District

Board of Supervisors

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

Staff:

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

Meeting Agenda

Monday, November 10, 2025 – 2:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Business Administration**
 - A. Consideration of Regular Meeting Minutes from October 13, 2025Page 3
 - B. Review of September 2025 Financial StatementPage 6
 - C. Consideration of September 2025 Check RegisterPage 20
- 4. Staff Reports**
 - A. Aquatics Inspection Report.....Page 39
 - B. Landscape Update
 - i. Prominent View Pond 1300 ROW Ditch Clearing Proposal #1141Page 49
 - ii. Prominent View Pine Tree Removal Proposal #1142.....Page 51
 - C. District Engineer
 - i. Infrastructure Inspection Report.....Page 54
 - D. District Counsel
 - E. District Manager
 - i. Discussion of Spending Resolution 2025-01
- 5. Business Items**
 - A. Discussion of Holiday Decorations
 - B. Ratification of FY 2025 Audit Engagement Letter.....Page 102
- 6. Supervisor Requests**
- 7. Adjournment**

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

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, October 13, 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:

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

Also present, either in person or via Zoom Communication, were:

Samantha Zaroni	District Manager, Inframark
Jerry Whited	District Engineer-BDI (<i>via teams</i>)
Cari Webster	District Counsel (<i>via teams</i>)
Bill Kurth	Aquatics, Premier Lakes (<i>via teams</i>)
Gumaro Constantino	Landscape, Prominent View
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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 Special Business Items

A. Consideration of John McDonough Resume for Vacant Seat

The Board reviewed Mr. McDonough's resume and no motion was made to accept the resume from John McDonough for the vacant seat. Vote 0-4

B. Consideration of Resolution 2026-01; Designation of Officers

On MOTION by Mr. Ramos, seconded by Mr. Parsi, with all in favor, motion to approve Resolution 2026-01; Designation of officers and appointing Mr. Honer as Chair, carried.

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to appoint Mr. Parsi as Vice-Chair, carried.

Mr. Ramos and Ms. Dunn will remain as Assistant Secretaries of the district.

C. Consideration of Resolution 2026-02; Amendment to Fiscal Year 2025 Budget

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve Resolution 2026-02; Amendment to Fiscal Year 2025 Budget, carried.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Inspection Report

Mr. Kurth presented his report to the Board and provided updates. The Board had no questions for Mr. Kurth.

B. District Engineer

Mr. Whited provided an update to the Board regarding the county right away drainage issue off Sydney Rd. The concrete structure is pending repairs by the county. Mr. Whited advised that options for shoreline stabilization to prevent further erosion will be looked at.

C. District Counsel

Ms. Webster updated the Board on Ethics training.

D. District Manager

Ms. Zaroni announced the next meeting scheduled for November 10, 2025. Ms. Zaroni advised the Board that Inframark will try to have a representative from accounting attend the November meeting to give the Board the opportunity to ask questions and receive in-depth responses.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes of September 9, 2025

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve the Regular Meeting Minutes of September 9, 2025, carried

B. Review of August 2025 Financial Statement

The Board had no comments regarding the August 2025 Financial Statement.

C. Consideration of August 2025 Check Register

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve the August 2025 Check Register, carried.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Inframark Field Inspection Proposal

The Board did not wish to move forward with this proposal.

B. Consideration of DTE Tree & Stump Removal Proposal #129288

Proposal not approved by the Board.

C. Consideration of Prominent View Fallen Tree Removal Proposal #1122

The Board tabled this proposal and requested a revised proposal be presented.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Dunn, seconded by Mr. Ramos, with all in favor, meeting was adjourned at 2:55pm.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DIAMOND HILL
Community Development District

Financial Report

September 30, 2025

(unaudited)

Prepared by



DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

DIAMOND HILLCommunity Development District

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DIAMOND HILL

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 48,534	\$ -	\$ -	\$ 48,534
Due From Other Funds	-	67,640	-	67,640
Investments:				
Money Market Account	1,030,836	-	-	1,030,836
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	135,065	135,065
Prepaid Items	16,151	-	-	16,151
TOTAL ASSETS	\$ 1,095,521	\$ 67,640	\$ 155,835	\$ 1,318,996
<u>LIABILITIES</u>				
Accounts Payable	\$ 12,229	\$ -	\$ -	\$ 12,229
Due To Other Funds	67,640	-	-	67,640
TOTAL LIABILITIES	79,869	-	-	79,869
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	16,151	-	-	16,151
Restricted for:				
Debt Service	-	-	155,835	155,835
Assigned to:				
Operating Reserves	57,527	-	-	57,527
Unassigned:	941,974	67,640	-	1,009,614
TOTAL FUND BALANCES	\$ 1,015,681	\$ 67,640	\$ 155,835	\$ 1,239,127
TOTAL LIABILITIES & FUND BALANCES	\$ 1,095,550	\$ 67,640	\$ 155,835	\$ 1,319,025

DIAMOND HILL

Community Development District

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

For the Period Ending September 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	\$ 25,000	\$ 52,933	\$ 27,933
Interest - Tax Collector	-	-	646	646
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	-	-	428	428
TOTAL REVENUES	230,109	230,109	240,476	10,367
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	7,000	7,000	7,400	(400)
FICA Taxes	536	536	444	92
ProfServ-Engineering	13,000	13,000	35,464	(22,464)
ProfServ-Legal Services	7,500	7,500	13,474	(5,974)
ProfServ-Mgmt Consulting	46,956	46,956	46,956	-
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	2,000	1,183	817
Public Officials Insurance	3,200	3,200	3,200	-
Legal Advertising	2,000	2,000	3,854	(1,854)
Misc-Assessment Collection Cost	4,273	4,273	3,729	544
Miscellaneous Expenses	2,000	2,000	2,412	(412)
Annual District Filing Fee	175	175	175	-
Total Administration	96,140	96,140	125,499	(29,359)
<u>Electric Utility Services</u>				
Utility Services	1,500	1,500	873	627
Total Electric Utility Services	1,500	1,500	873	627
<u>Stormwater Control</u>				
R&M-Stormwater System	4,000	4,000	-	4,000
R&M Lake & Pond Bank	3,500	3,500	13,100	(9,600)
Aquatic Maintenance	9,000	9,000	8,516	484
Aquatic Plant Replacement	1,000	1,000	-	1,000
Miscellaneous Expenses	9,100	9,100	1,200	7,900
Total Stormwater Control	26,600	26,600	22,816	3,784

DIAMOND HILL

Community Development District

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

For the Period Ending September 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	2,000	1,243	757
R&M-Well Maintenance	2,000	2,000	-	2,000
Landscape Maintenance	48,351	48,351	60,846	(12,495)
Landscape Replacement	7,000	7,000	164,432	(157,432)
Entry & Walls Maintenance	1,000	1,000	42,475	(41,475)
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	1,000	-	1,000
Miscellaneous Expenses	8,000	8,000	60,835	(52,835)
Total Other Physical Environment	76,693	76,693	335,138	(258,445)
<u>Contingency</u>				
Misc-Contingency	9,176	9,176	2,890	6,286
Total Contingency	9,176	9,176	2,890	6,286
<u>Reserves</u>				
Capital Reserve	20,000	20,000	-	20,000
Total Reserves	20,000	20,000	-	20,000
TOTAL EXPENDITURES & RESERVES	230,109	230,109	487,216	(257,107)
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	(246,740)	(246,740)
Net change in fund balance	\$ -	\$ -	\$ (246,740)	\$ (246,740)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,262,421	1,262,421	1,262,421	
FUND BALANCE, ENDING	\$ 1,262,421	\$ 1,262,421	\$ 1,015,681	

DIAMOND HILL

Community Development District

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

For the Period Ending September 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	-	-	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 September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 8,094	\$ 8,094
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	220,856	8,733
<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	10,669	8,897
<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	\$ 10,669	\$ 8,897
FUND BALANCE, BEGINNING (OCT 1, 2024)	145,166	145,166	145,166	
FUND BALANCE, ENDING	\$ 146,938	\$ 146,938	\$ 155,835	

DIAMOND HILL
Community Development District

Supporting Schedules

September 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***September 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%	\$ 48,534
Money Market Account	BankUnited	Business MMA	n/a	3.99%	\$ 1,030,836
GF Subtotal					\$ 1,079,370

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	3.97%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.97%	\$ 135,065
DS Subtotal					\$ 155,835
Total					\$ 1,235,205

Diamond Hill CDD

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/15/2025	Payment	100122	BRLETIC DVORAK INC	Inv: 2098			-2,570.00
09/25/2025	Payment	100127	STRALEY ROBIN VERICKER	Inv: 27103			-1,224.50
09/29/2025	Payment	100129	INFRAMARK LLC	Inv: 159250			-0.74
Total Outstanding Checks							-3,795.24
Outstanding Deposits							
Total Outstanding Deposits							

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100118	09/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4900	September 2025- Landscape	Landscape Maintenance	546300-53908	\$4,500.00
001	100118	09/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4911	August 2025- Underbrush along pond 30	Landscape Maintenance	546300-53908	\$2,500.00
001	100119	09/04/25	YELLOWSTONE LANDSCAPE	881486	April 2025- Monthly Landscape	Landscape Maintenance	546300-53908	\$3,662.50
001	100120	09/09/25	INFRAMARK LLC	157151	July 2025- Postage	Miscellaneous Expenses	549999-51301	\$1.48
001	100121	09/09/25	PREMIER LAKES INC	2707	SEPT 2025- Pond Maint	Aquatic Maintenance	546995-53908	\$850.00
001	100122	09/15/25	BRLETIC DVORAK INC	2098	August 2025- District Engineer	ProfServ-Engineering	531013-51501	\$2,570.00
001	100123	09/15/25	PREMIER LAKES INC	2698	Aug 2025- Physical Removals	Miscellaneous Expenses	549999-53908	\$2,500.00
001	100124	09/15/25	INFRAMARK LLC	158168	Sept 2025- District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
001	100125	09/25/25	TAMPA BAY TIMES	51423-091725	Sept 2025- Meeting schedule FY2026	Legal Advertising	548002-51301	\$469.50
001	100126	09/25/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4919	Sept 2025- Fert and Pest Control	Landscape Maintenance	546300-53908	\$1,500.00
001	100127	09/25/25	STRALEY ROBIN VERICKER	27103	Aug 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$1,224.50
001	100128	09/29/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4946	Oct 2025- Landscaping	Prepaid Items	155000-53908	\$4,500.00
001	100129	09/29/25	INFRAMARK LLC	159250	Aug 2025- Postage	Miscellaneous Expenses	549999-51301	\$0.74
001	1120	09/24/25	EGIS INSURANCE ADVISORS	29334	10/01/2025 Renew policy Ins.	Prepaid Items	155000-51301	\$8,835.00
001	300006	09/19/25	TECO	092925-01895	Aug 2025- Electric	Utility Services	543063-53100	\$72.92
Fund Total								\$37,099.64

Total Checks Paid	\$37,099.64
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NAME	DIST #	PAY DATE	CHECK/VOUCHER NUMBER	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1- CHECKING	NET PAY
Dunn, Linda L	1	09/10/2025	10168163	200.00	184.70		184.70
Honer, Michael T	1	09/10/2025	00370001	200.00	184.70	184.70	0.00
				800.00	738.80	369.40	369.40

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100118							
001	09/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4900	September 2025- Landscape	Landscape Maintenance	546300-53908	\$4,500.00
001	09/04/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4911	August 2025- Underbrush along pond 30	Landscape Maintenance	546300-53908	\$2,500.00
Check Total							\$7,000.00
CHECK # 100119							
001	09/04/25	YELLOWSTONE LANDSCAPE	881486	April 2025- Monthly Landscape	Landscape Maintenance	546300-53908	\$3,662.50
Check Total							\$3,662.50
CHECK # 100120							
001	09/09/25	INFRAMARK LLC	157151	July 2025- Postage	Miscellaneous Expenses	549999-51301	\$1.48
Check Total							\$1.48
CHECK # 100121							
001	09/09/25	PREMIER LAKES INC	2707	SEPT 2025- Pond Maint	Aquatic Maintenance	546995-53908	\$850.00
Check Total							\$850.00
CHECK # 100122							
001	09/15/25	BRLETIC DVORAK INC	2098	August 2025- District Engineer	ProfServ-Engineering	531013-51501	\$2,570.00
Check Total							\$2,570.00
CHECK # 100123							
001	09/15/25	PREMIER LAKES INC	2698	Aug 2025- Physical Removals	Miscellaneous Expenses	549999-53908	\$2,500.00
Check Total							\$2,500.00
CHECK # 100124							
001	09/15/25	INFRAMARK LLC	158168	Sept 2025- District Management Services	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
Check Total							\$3,913.00
CHECK # 100125							
001	09/25/25	TAMPA BAY TIMES	51423-091725	Sept 2025- Meeting schedule FY2026	Legal Advertising	548002-51301	\$469.50
Check Total							\$469.50
CHECK # 100126							
001	09/25/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4919	Sept 2025- Fert and Pest Control	Landscape Maintenance	546300-53908	\$1,500.00
Check Total							\$1,500.00
CHECK # 100127							
001	09/25/25	STRALEY ROBIN VERICKER	27103	Aug 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$1,224.50
Check Total							\$1,224.50
CHECK # 100128							
001	09/29/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4946	Oct 2025- Landscaping	Prepaid Items	155000-53908	\$4,500.00

Total Checks Paid	\$37,026.72
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INVOICE 4900

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

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



Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Invoice #: 4900
Invoice Date: 8/15/2025
Due Date: 9/1/2025

Description	Quantity	Price	Amount
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September Services	1.00	\$4,500.00	\$4,500.00
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Subtotal: \$4,500.00

Fl Sales Tax - 7%: \$0.00

Total: \$4,500.00

BALANCE DUE: \$4,500.00



INVOICE 4911

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

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Invoice #: 4911
Invoice Date: 8/20/2025
Due Date: 8/20/2025

Description	Quantity	Price	Amount
Clear underbrush from treeline along pond 30	1.00	\$2,500.00	\$2,500.00

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: \$2,500.00

Sales Tax: \$0.00

Total: \$2,500.00

BALANCE DUE: \$2,500.00

**INVOICE**

INVOICE #	INVOICE DATE
881486	4/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Diamond Hill CDD
 c/o Inframark
 2654 Cypress Ridge Blvd.
 Suite 101
 Wesley Chapel, FL 33544

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Diamond Hill CDD

Address: 1627 Emerald Hill Way
 Valrico, FL 33594

Invoice Due Date: May 1, 2025

Invoice Amount: \$3,662.50

Description	Current Amount
Monthly Landscape Maintenance April 2025	\$3,662.50

Excellence

IN COMMERCIAL LANDSCAPING

Invoice Total **\$3,662.50**

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
157151
CUSTOMER ID
C2938
PO#

DATE
8/28/2025
NET TERMS
Due On Receipt
DUE DATE
8/28/2025

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: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal	\$1.48
Tax	\$0.00
Total Due	\$1.48

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	08/31/2025
INVOICE#	2707
TERMS	NET 30
DUE DATE	09/30/2025

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

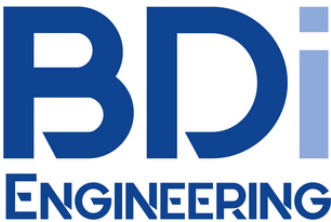
SERVICE LOCATION
Diamond Hill CDD 13115 Sydney Rd Dover, Florida 33527-5968

JOB#	DATE	PO/REF#	DESCRIPTION
1059721800			
Charges		Rate	Total
Annual Lake Maintenance		\$850.00	\$850.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$850.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$850.00

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 2098
DATE 08/28/2025
TERMS Net 30
DUE DATE 09/27/2025

PROJECT NAME
Diamond Hill CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[August 06 - August 28]	12:30	180.00	2,250.00
Inspector	[August 28]	4:00	80.00	320.00

BALANCE DUE **\$2,570.00**

Pay invoice



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
Aug-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	4.50	\$180	J. Whited	\$810.00
Plan Review & Site Inspections for Pond 1300	8.00	\$180	J. Whited	\$1,440.00
Drainage Including Landscaper SV and County Communication for Ditch Maintenance.	4.00	\$80	S. Fergason	\$320.00
INVOICE TOTAL	16.50			\$2,570.00



Invoice

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

DATE	08/13/2025
INVOICE#	2698
TERMS	NET 30
DUE DATE	09/12/2025

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
1072963477	08/12/2025		Physical Removals
Job Charges		Rate	Total
Physical Removals		2,500.00	2,500.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	2,500.00
Deposits (-):	0.00
Payments (-):	0.00
Total Due:	2,500.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

158168

CUSTOMER ID

C2938

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

Services provided for the Month of: September 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.

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
9/17/25-9/17/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
9/17/2025	Deirdre Bonett	TB331019
Total Amount Due	Invoice Number	
\$469.50	51423-091725	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/17/25	9/17/25	51423	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	FY 2026 Meeting Schedule Affidavit Fee	2	1.00x57.00 L	\$467.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
9/17/25-9/17/25	DIAMOND HILL CDD	
Billing Date	Sales Rep	Customer Account
9/17/2025	Deirdre Bonett	TB331019
Total Amount Due	Invoice Number	
\$469.50	51423-091725	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

DIAMOND HILL CDD
210 N University Dr Ste 702
Pompano Beach, FL 33071-7320

REMIT TO:

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

51423

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY 2026 Meeting Schedule was published in said newspaper by print in the issues of 09/17/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

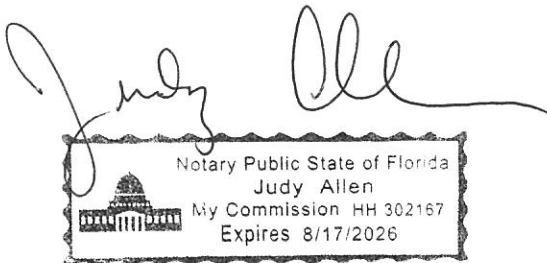
Signature of Affiant


Sworn to and subscribed before me this **09/17/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

**Notice of Meetings****Diamond Hill
Community Development District**

The Board of Supervisors of the Diamond Hill Community Development District will hold their meetings for Fiscal Year 2026 on the second Monday of every month, at 2:00 p.m. at the Diamond Hill Community Center, located at 2902 Copper Height Court, Valrico, Florida 33594 on the following dates:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026 Preliminary Budget Meeting
June 8, 2026
July 13, 2026
August 10, 2026 Final Budget Hearing
September 14, 2026

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

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

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

Samantha Zanoni
District Manager
September 17, 2025

51423

INVOICE 4919

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

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



Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Invoice #: 4919
Invoice Date: 9/9/2025
Due Date: 9/9/2025

Description	Quantity	Price	Amount
-------------	----------	-------	--------

Fert & Pest Application	1.00	\$1,500.00	\$1,500.00
-------------------------	------	------------	------------

Comments
*Green Life Fertilizer & pest control application
Performed on August 29th and September 4th.*

Subtotal: \$1,500.00
Sales Tax: \$0.00
Total: \$1,500.00
BALANCE DUE: **\$1,500.00**

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

September 16, 2025
 Client: 001479
 Matter: 000001
 Invoice #: 27103

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	JMV	REVIEW CDD PUBLIC RECORDS REQUESTS.	0.3	\$91.50
8/5/2025	CAW	REVIEW AND RESPOND TO PUBLIC RECORDS REQUEST AND FORWARD TO DISTRICT MANAGER.	0.2	\$61.00
8/11/2025	CAW	REVIEW AGENDA FOR AUGUST 11TH BOARD MEETING; PREPARE AMENDMENT TO PROMINENT VIEW LANDSCAPING AGREEMENT; PREPARE AGREEMENT WITH GREEN LIFE FOR FERTILIZATION AND PEST CONTROL.	2.0	\$610.00
8/12/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE WITH S. ZANONI REGARDING AUGUST 11TH BOARD MEETING FOLLOW UP ITEMS; REVIEW AGENDA AND MINUTES.	0.6	\$183.00
8/14/2025	CAW	PHONE CORRESPONDENCE WITH S. ZANONI REGARDING AMENDMENT REQUIRED FOR LANDSCAPE AGREEMENT.	0.3	\$91.50
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/28/2025	CAW	PREPARE AMENDMENT TO LANDSCAPING AGREEMENT WITH PROMINENT VIEW.	0.5	\$152.50
Total Professional Services			4.1	\$1,224.50

September 16, 2025
Client: 001479
Matter: 000001
Invoice #: 27103

Page: 2

Total Services	\$1,224.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,224.50
Previous Balance		\$645.00
Less Payments		(\$645.00)
PAY THIS AMOUNT		\$1,224.50

Please Include Invoice Number on all Correspondence

INVOICE 4946

PROMINENT VIEW LANDSCAPE AND
DESIGN LLC

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



Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Invoice #: 4946
Invoice Date: 9/15/2025
Due Date: 10/1/2025

Description	Quantity	Price	Amount
-------------	----------	-------	--------

October Services	1.00	\$4,500.00	\$4,500.00
------------------	------	------------	------------

Subtotal: \$4,500.00
Fl 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#
159250
CUSTOMER ID
C2938
PO#

DATE
9/22/2025
NET TERMS
Due On Receipt
DUE DATE
9/22/2025

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: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
Subtotal					0.74

Subtotal	\$0.74
Tax	\$0.00
Total Due	\$0.74

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



Diamond Hill Community Development District
c/o Inframark
2654 Cypress Ridge Blvd, Ste 101
Wesley Chapel, FL 33544

Customer	Diamond Hill Community Development District
Acct #	753
Date	09/16/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 8,835.00
Payment Amount	
Payment for:	Invoice#29334
100125991	

Thank You

Please detach and return with payment



Customer: Diamond Hill Community Development District

Invoice	Effective	Transaction	Description	Amount
29334	10/01/2025	Renew policy	Policy #100125991 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025	8,835.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 8,835.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



Diamond Hill CDD

Monthly Aquatics Report

10/30/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



1 / 10

**Comments:**

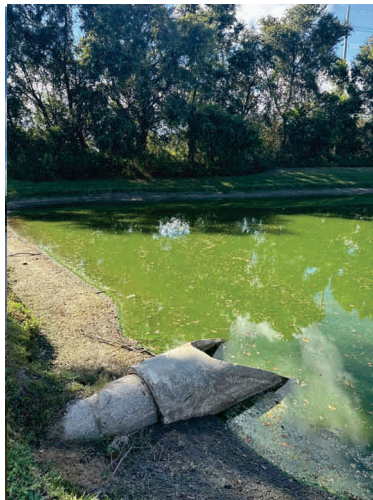
This pond is in good condition.

Action Required

Routine Maintenance

Target:

2 / 20

**Comments:**

Significant Planktonic Algae bloom observed, and will be treated on next visit.

Action Required

Algae Treatment

Target:

Planktonic Algae.



3 / 30A



Comments:

This pond is in good condition.

Action Required

Routine Maintenance

Target:

4 / 30B



Comments:

This pond is in good condition. Minor planktonic algae observed in the water column.

Action Required

Monitor Planktonic Algae growth, treat if necessary

Target:



5 / 40



Comments:

This pond is in good condition.

Action Required

Routine Maintenance

Target:

6 / 1400



Comments:

This pond is in good condition.

Action Required

Routine Maintenance

Target:



7 /1475



Comments:

This pond is in good condition.

Action Required

Routine Maintenance

Target:

8 / 1000



Comments:

This pond is now dry, and mowing should begin.

Action Required

None at this time.

Target:



9 /1110A



Comments:

This pond is now dry, and mowing should begin.

Action Required

None at this time.

Target:

10 /1100B



Comments:

This pond is now dry, and mowing should begin.

Action Required

None at this time.

Target:



11 / 1100C



Comments:

This pond is now dry, and mowing should begin.

Action Required

None at this time.

Target:

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 now dry, and mowing should begin.

Action Required

None at this time.

Target:

14 / 1300

**Comments:**

Duckweed bloom observed and will be treated at next visit

Action Required

Floating weed treatment

Target:

Duckweed



15 / 1450



Comments:

This pond is in good condition with control structures clear.

Action Required

None at this time.

Target:



Management Summary

Overall, the ponds are in great condition, with algae observed in one pond and duckweed in another, to be treated during the next routine maintenance. We will continue to monitor for any regrowth. There is no submerged vegetation or shoreline weeds of consequence to note.

All dry ponds are now completely dry and should be turned over to the landscaping team for mowing.

With the first significant cold front coming through this week, water temperatures should have their first substantial drop in temperature, which should begin to reduce algae growth. It will be important to monitor the ponds for any potential fish kills with the rapid decrease in temperature.

Thanks!

ESTIMATE 1141


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

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Estimate #: 1141**Date:** 10/16/2025**Expires On:** 11/30/2025

Description	Quantity	Price	Amount
Pond 1300 ROW ditch Vegetation Clearing	1.00	\$2,500.00	\$2,500.00

Project Description

This estimate is to clear the vegetation including any stumps in front of ROW ditch at pond 1300 near Sydney Rd. After clearing we will add Bahia sod and maintain. The area is approximately 25x25.

Subtotal: \$2,500.00**Sales Tax:** \$0.00**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.

TOTAL: **\$2,500.00**



ESTIMATE 1142



PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design

5324 messina

Lakeland, FL 33813

(813) 394-2098

Diamond Hill CDD
Samantha Ford
Sydney Rd
Valrico, FL 33527

Estimate #: 1142

Date: 10/16/2025

Expires On: 11/30/2025

Description	Quantity	Price	Amount
Pond 30 Fallen Pine Tree Removal	1.00	\$1,500.00	\$1,500.00

Project Description

This estimate is to remove 3 fallen pine trees, cut remaining tree trunks and stump grind.

Subtotal: \$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.

Sales Tax: \$0.00

TOTAL: **\$1,500.00**





Diamond Hill CDD – Maintenance Observations Report

10/22/2025 – Infrastructure Inspection

Pond Number	Maintenance	Page of Report
1350	Need to create 12" of clearance under the skimmer of the control structure.	1
1100	The outfall has become over vegetation. Need to remove vegetation to find MES outfall.	6
1000	Need to dig out minimum 12" of clearance under the skimmer for the control structure.	9
1500	Still need to dig out the section in front of the MES.	12
1400	Need to dig out minimum 12" of clearance under the skimmer for the control structure. Reset displaced rip-rap.	20
40	Some shoreline erosion observed. Monitor and include in future restoration project. Not urgent.	22
30	Small erosion spot to monitor. Not Urgent.	30
30	Need to dig out minimum 12" of clearance under the skimmer for the control structure.	32
West Entry Control Structure2	Need to dig out minimum 12" of clearance under the skimmers for the 2 control structures. Also remove trash and debris from skimmer area.	39-41

Pond 1350

Need to dig out minimum 12" of clearance under the skimmer for the control structure.







Pond 1200







Pond 1100







Pond 1000







Pond 1100



Pond 1500



Pond 1500





Pond 1100





Pond 1475



2801–2899 Graphite Ct Dover FL 33594

☼ 38°NE (T) ☉ 27°57'33"N, 82°14'22"W ±9ft ▲ 102ft

**2801–2899 Graphite Ct Dover FL 33594**

☼ 36°NE (T) ☉ 27°57'33"N, 82°14'22"W ±9ft ▲ 105ft



2801–2899 Graphite Ct Dover FL 33594

☉ 124°SE (T) ☉ 27°57'33"N, 82°14'22"W ±9ft ▲ 107ft



Pond 1475

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 13:24:22



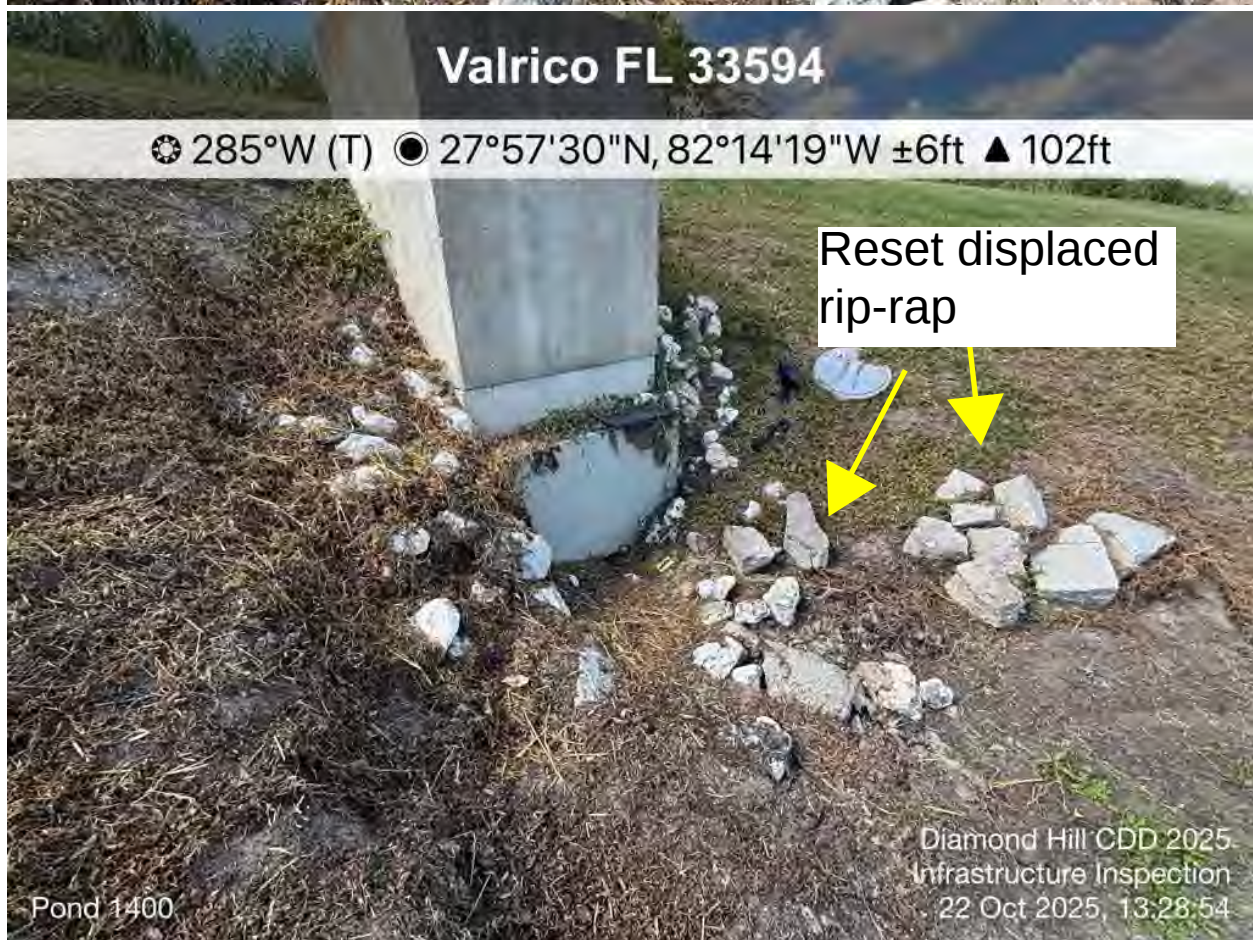
Valrico FL 33594

☼ 310°NW (T) ● 27°57'28"N, 82°14'17"W ±6ft ▲ 111ft

**Valrico FL 33594**

☼ 101°E (T) ● 27°57'28"N, 82°14'19"W ±6ft ▲ 103ft









1017 Emerald Hill Way Valrico FL 33594

☼ 325°NW (T) ● 27°57'27"N, 82°14'53"W ±13ft ▲ 71ft



Pond 40

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 13:56:53

1017 Emerald Hill Way Valrico FL 33594

☼ 242°SW (T) ● 27°57'27"N, 82°14'52"W ±9ft ▲ 66ft



Pond 40

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 13:56:39

2304 Fountain Grass Dr Valrico FL 33594

☀ 53°NE (T) ● 27°57'23"N, 82°14'53"W ±9ft ▲ 72ft

**2304 Fountain Grass Dr Valrico FL 33594**

☀ 45°NE (T) ● 27°57'23"N, 82°14'53"W ±9ft ▲ 85ft



2304 Fountain Grass Dr Valrico FL 33594

☀ 52°NE (T) ☉ 27°57'23"N, 82°14'53"W ±9ft ▲ 67ft



Pond 40

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 13:49:59



1209 Facet View Way Valrico FL 33594

☼ 347°N (T) ☉ 27°57'38"N, 82°14'42"W ±16ft ▲ 75ft



1209 Facet View Way Valrico FL 33594

☼ 356°N (T) ☉ 27°57'38"N, 82°14'42"W ±16ft ▲ 76ft



1416 Brilliant Cut Way Valrico FL 33594

☼ 208°SW (T) ☉ 27°57'38"N, 82°14'42"W ±16ft ▲ 74ft

**1416 Brilliant Cut Way Valrico FL 33594**

☼ 208°SW (T) ☉ 27°57'38"N, 82°14'42"W ±16ft ▲ 76ft



2433 Blue Stone Ct Valrico FL 33594

☀ 176°S (T) ☉ 27°57'40"N, 82°14'42"W ±16ft ▲ 75ft



2411 Blue Stone Ct Valrico FL 33594

☀ 50°NE (T) ☉ 27°57'47"N, 82°14'46"W ±13ft ▲ 76ft



2415 Blue Stone Ct Valrico FL 33594

☼ 359°N (T) ☉ 27°57'46"N, 82°14'46"W ±16ft ▲ 78ft

Small
erosion spot.
monitor.

Pond 30

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:11:50

2425 Blue Stone Ct Valrico FL 33594

☼ 6°N (T) ☉ 27°57'44"N, 82°14'45"W ±13ft ▲ 88ft

Pond 30

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:11:02

2425 Blue Stone Ct Valrico FL 33594

☀ 3°N (T) ☉ 27°57'44"N, 82°14'45"W ±13ft ▲ 87ft



Pond 30

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:10:56

1210 Facet View Way Valrico FL 33594

☀ 59°NE (T) ☉ 27°57'39"N, 82°14'46"W ±16ft ▲ 80ft



Pond 30

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:08:55

1210 Facet View Way Valrico FL 33594

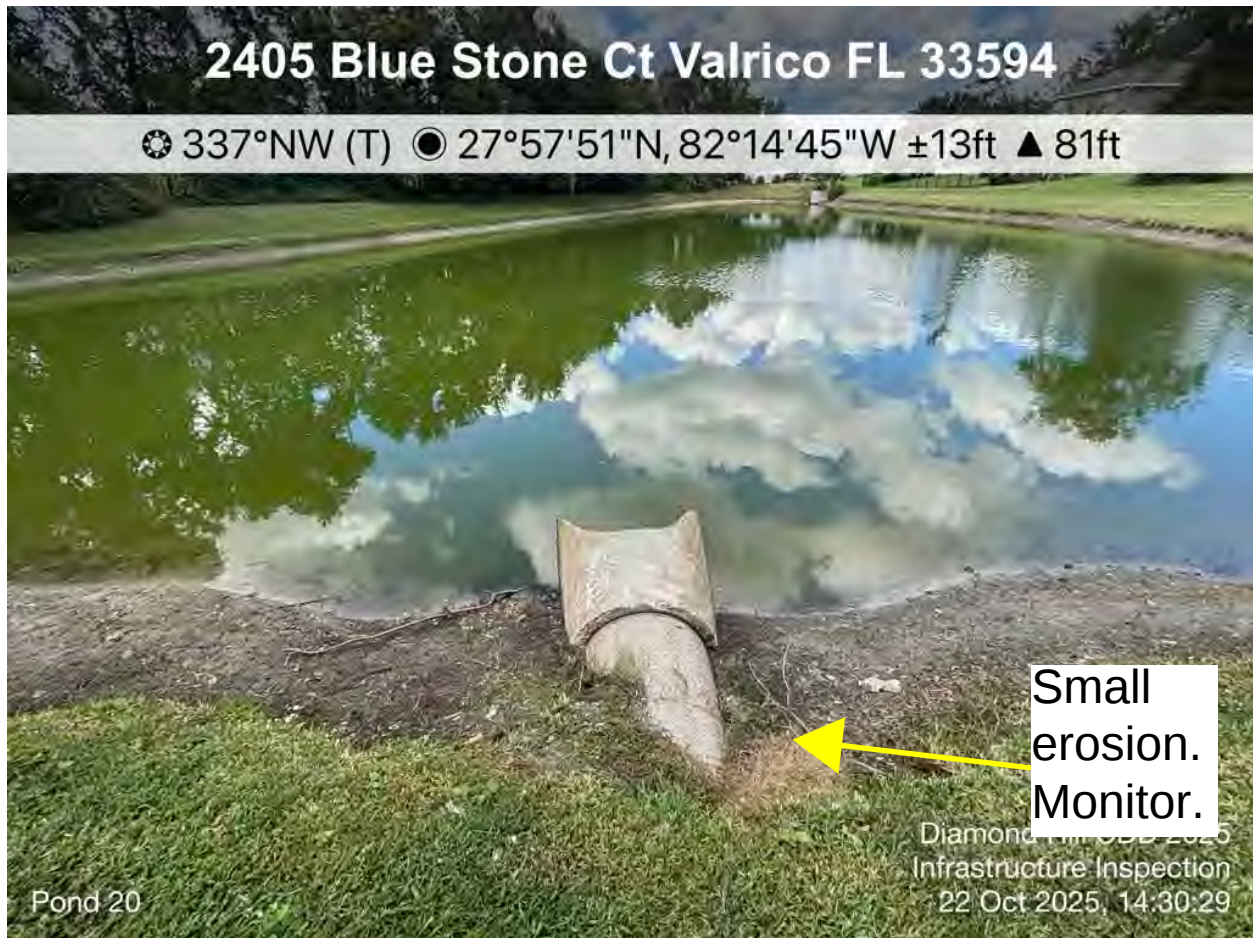
☀ 33°NE (T) ☉ 27°57'39"N, 82°14'46"W ±13ft ▲ 81ft



1210 Facet View Way Valrico FL 33594

☀ 306°NW (T) ☉ 27°57'39"N, 82°14'45"W ±13ft ▲ 78ft





1610 Brilliant Cut Way Valrico FL 33594

☀ 152°SE (T) ☉ 27°57'54"N, 82°14'45"W ±19ft ▲ 81ft



1610 Brilliant Cut Way Valrico FL 33594

☀ 312°NW (T) ☉ 27°57'54"N, 82°14'45"W ±13ft ▲ 81ft



1612 Brilliant Cut Way Valrico FL 33594

☉ 252°W (T) ☉ 27°57'54"N, 82°14'45"W ±13ft ▲ 90ft



1612 Brilliant Cut Way Valrico FL 33594

☉ 205°SW (T) ☉ 27°57'54"N, 82°14'46"W ±13ft ▲ 94ft



1612 Brilliant Cut Way Valrico FL 33594

☼ 173°S (T) ☉ 27°57'54"N, 82°14'46"W ±9ft ▲ 92ft



Pond 20

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:28:20

1624 Brilliant Cut Way Valrico FL 33594

☼ 330°NW (T) ☉ 27°58'0"N, 82°14'45"W ±13ft ▲ 82ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:40:05

1624 Brilliant Cut Way Valrico FL 33594

☼ 120°SE (T) ● 27°58'0"N, 82°14'46"W ±13ft ▲ 79ft



1624 Brilliant Cut Way Valrico FL 33594

☼ 157°SE (T) ● 27°58'0"N, 82°14'46"W ±13ft ▲ 79ft



1624 Brilliant Cut Way Valrico FL 33594

☼ 157°SE (T) ● 27°58'0"N, 82°14'46"W ±9ft ▲ 80ft



1624 Brilliant Cut Way Valrico FL 33594

☼ 135°SE (T) ● 27°58'1"N, 82°14'46"W ±9ft ▲ 80ft



12933 Sydney Rd Valrico FL 33527

☀ 157°SE (T) ☉ 27°58'1"N, 82°14'43"W ±13ft ▲ 81ft



12933 Sydney Rd Valrico FL 33527

☀ 103°E (T) ☉ 27°58'0"N, 82°14'43"W ±13ft ▲ 81ft



12933 Sydney Rd Valrico FL 33527

☼ 206°SW (T) ☉ 27°58'0"N, 82°14'43"W ±13ft ▲ 82ft



12933 Sydney Rd Valrico FL 33527

☼ 207°SW (T) ☉ 27°58'0"N, 82°14'43"W ±13ft ▲ 78ft



12933 Sydney Rd Valrico FL 33527

☼ 306°NW (T) ● 27°58'0"N, 82°14'43"W ±13ft ▲ 82ft

Need to dig
out minimum
12" of
clearance
under the
skimmer for
the control
structure.



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:37:20

12933 Sydney Rd Valrico FL 33527

☼ 202°S (T) ● 27°58'0"N, 82°14'41"W ±13ft ▲ 78ft



12933 Sydney Rd Valrico FL 33527

☼ 212°SW (T) ● 27°58'0"N, 82°14'41"W ±13ft ▲ 79ft



12933 Sydney Rd Valrico FL 33527

☼ 215°SW (T) ● 27°58'0"N, 82°14'41"W ±13ft ▲ 80ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:35:49

12933 Sydney Rd Valrico FL 33527

☼ 53°NE (T) ● 27°57'59"N, 82°14'42"W ±13ft ▲ 82ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:35:04

12933 Sydney Rd Valrico FL 33527

☀ 92°E (T) ☉ 27°57'59"N, 82°14'42"W ±13ft ▲ 81ft



1623 Brilliant Cut Way Valrico FL 33594

☀ 95°E (T) ☉ 27°57'59"N, 82°14'42"W ±13ft ▲ 82ft



1619 Brilliant Cut Way Valrico FL 33594

☀ 5°N (T) ☉ 27°57'58"N, 82°14'42"W ±13ft ▲ 79ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:34:23

1611 Brilliant Cut Way Valrico FL 33594

☀ 5°N (T) ☉ 27°57'56"N, 82°14'41"W ±13ft ▲ 80ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:33:35

1611 Brilliant Cut Way Valrico FL 33594

☼ 21°N (T) ☉ 27°57'56"N, 82°14'41"W ±13ft ▲ 81ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:33:29

1610 Brilliant Cut Way Valrico FL 33594

☼ 314°NW (T) ☉ 27°57'53"N, 82°14'45"W ±9ft ▲ 83ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025, 14:31:42

1610 Brilliant Cut Way Valrico FL 33594

☼ 309°NW (T) ● 27°57'53"N, 82°14'45"W ±9ft ▲ 86ft



Pond 10

Diamond Hill CDD 2025
Infrastructure Inspection
22 Oct 2025 14:31:38



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 14, 2025

Diamond Hill Community Development District
Inframark LLC
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Diamond Hill Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Diamond Hill Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants P.L.L.C.

Diamond Hill Community Development District
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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants P.L.L.C.

Diamond Hill Community Development District
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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



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

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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,275 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



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

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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.



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October 14, 2025
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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



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

Diamond Hill Community Development District
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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines & Frank". The signature is written in a cursive, flowing style.

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: SAMANTHA ZANONI

Title: District Manager

Date: 10/28/2025



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND DIAMOND HILL COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 14, 2025)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

INFRAMARK

11555 HERON BAY BLVD, SUITE 201

CORAL SPRINGS, FL 33076

TELEPHONE: 954-603-0033

EMAIL: _____

E-VERIFY REQUIREMENTS. Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Auditor: Melissa Marlin

District: Diamond Hill CDD

By: 

By:  SAMANTHA ZANONI

Title: Director

Title: District Manager

Date: October 14, 2025

Date: 10/28/2025