



# *Diamond Hill Community Development District*

**February 9, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**Join the meeting now**

Meeting ID: 246 137 288 461 6

Passcode: H7TS6rU9

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# 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 Zanoni, District Manager  
 Cari Webster, District Counsel  
 Jerry Whited, District Engineer  
 Diana Lopez, District Accountant  
 Tabitha Blackwelder, Administrative Assistant

## **Meeting Agenda**

**Monday, February 9, 2026 – 2:00 p.m.**

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- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Special Business**
  - A. Consideration of Srinivas (Nivas) Muthineni's Resume ..... Page 3
- 4. Business Administration**
  - A. Consideration of January 12, 2026, Regular Meeting Minutes..... Page 7
  - B. Review of December 2025 Financial Statement..... Page 10
  - C. Consideration of December 2025 Check Register..... Page 24
- 5. Staff Reports**
  - A. Accountants Report
  - B. Aquatics Inspection Report..... Page 41
  - C. Landscape
    - i. Consideration of Prominent View Rip Rap at Stormwater Outlet Pond 1500 Proposal #1191 ..... Page 51
    - ii. Consideration of Prominent View Fill Hole, Add Bahia & Drain Clearing at Pond 1000 Proposal #192..... Page 52
    - iii. Consideration of Prominent View Stump Grinding Proposal #1193..... Page 53
  - D. District Engineer
  - E. District Counsel
  - F. District Manager
- 6. Business Items**
- 7. Supervisor Requests**
- 8. Adjournment**

*The next meeting is scheduled for Monday, March 9, 2026, at 2:00 p.m.*

## **District Office**

Inframark, Community Management Services  
 2025 Pan Am Circle, Suite 300  
 Tampa, FL 33607

## **Meeting Location**

Diamond Hill Community Center  
 2902 Copper Height Ct.  
 Valrico, FL 33594

**Srinivas Muthineni**  
**E-mail : [Nivas.muthi@gmail.com](mailto:Nivas.muthi@gmail.com)**  
**Ph :813-990-0240**

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**Summary:**

- Over Twenty-Two years of experience in middleware technologies in IBM WebSphere application server.
- Expertise in installation, configuration and troubleshooting WebSphere Application Server Linux 5, Sun Solaris and Windows NT 2003 Servers
- Extensive experience with Web administration, which includes Installation and configuration of Apache, IBM HTTP Servers
- Well versed in implementation of Work Load Management (WLM) methodology and failover mechanisms using vertical and horizontal clustering.
- Used Tivoli Performance viewer and ISA tool for the performance tuning of the application server.
- Involved in the migration of the existing applications from WebSphere V6.1 to V7.0
- Extensive experience in installing/deploying and configuration of J2EE applications on WebSphere Application Servers using admin console and WS-Admin scripts.
- Experience in applying fix packs for WebSphere Application Server
- Implemented and configured SSL, requested digital certificates, created self signed certificates and imported/exported public/private keys
- Worked in building the High Availability (HA) environment for WAS.
- Configured WebServer, Session management, WebSphere resources, J2C resources, Connection factories and JMS resources.
- Creation and management of datasources and database connection pools
- Worked closely with Project manager, development, testing and production teams to align project deliverables, dates and report issues/concerns
- Monitored trouble ticket queues to attend user and customer calls using clarify and HP service Desk.
- Worked extensively on production issues with application teams, Operations, Help Desk and with the end users.
- Provided 24x7 on-call support for WebSphere environments for my portfolio.
- Coordinating with all the technology personnel to be successful in COB (continuity of Business), Key contributor for last two year in COB implementation and for this year in AIX to Linux Migration.

**Technical Skills:**

<b>Operating System</b>	Windows NT/2000/2003, UNIX-Sun Solaris, AIX, Linux, HP-UX
<b>Languages</b>	C, Java, JavaScript, HTML, XML, SQL, PL/SQL, Shell Scripts.
<b>Servers</b>	IBM WebSphere Application Server 5.x/6.x/6.x xd/7.x/8.0, IBM MQ 6.0, WebLogic 8.0/10.0, Apache WebServer, IBM HTTP Server, IIS, Netscape LDAP server and Netscape enterprise server.
<b>Database</b>	DB2, ORACLE, SQLServer, Informix
<b>Tools</b>	WSAD, RAD, Wily, HP console, HPJmeter, HPJtune, Jconsole, IBM heap Analyzer and IBM thread analyzer (ISA Tools).
<b>Networking/Protocol</b>	TCP/IP, HTTP, HTTPS, SOAP, RMI/IIOP, DNS.
<b>Reporting Tools</b>	Crystal reports, Cognos

**Professional Experience:**

<b>Citi, Tampa, FL</b>	<b>Augus'11–Present</b>
<b>Job Title:</b> Vice President - Application support Tech Lead Analyst	
<b>Role:</b> Sr. Middleware Admin	
<b>Environment:</b> IBM WebSphere Application Server, IBM HTTP Server, Weblogic, Widows, HP-UX, Linux, SharePoint, KoreAI Chatbot.	

**Responsibilities:**

- Migrating the application from Shared Technology Environment to Cloud Infrastructure.
- Installed, Configured and administered WebSphere application server 8.0/7.0.0.25/ 6.1.0.21, and IBM http server 6.0,8.0 on AIX, and Linux.
- Migrated applications running on Weblogic to WebSphere 7.x and Websphere 7.0 to 8.0/8.5.
- Responsible for building the Dev, Test, QA, and Prod environments by installing the WAS and creating the profiles, nodes, federation of nodes, Application Servers, Clusters, Virtual hosts, data sources, MQ connections, Plug-in Configuration and Service Integration Bus Config..etc.
- Experienced in configuring websphere security for new applications like Administrative security application security, SSL certificates, Global security, and also J2EE security.
- Initiated and implemented keystore in a central location to avoid rework during next renewal of certificates.
- Trouble shooting errors both Application & JVM also analyzed heap/core plus error logs – configured tuned JVM for optimum performance.
- Responsible for maintenance and support of internet and intranet applications running on AIX and solaris servers in Dev, Test, QA and prod environments. Installed and applied fix packs, refresh packs and e-fixes for the websphere application server in all environments.
- Used siteminder for single signon for our applications and automated access to all authorized enterprise applications through a single login using SSO.
- Involved in coordinating the monthly implementation plan for the migration part of the project for the applications running on 7.x to 8.x. and audited the application migration process as and when completed by the other team members.
- Extensively involved in troubleshooting the issues and document the problem resolutions for future references. Created PMRs and worked with IBM personnel for the peculiar issues that were found in the environment.
- Attended Change management meetings for approval for the applications which are suppose to go live and provided the MOM of CM meetings to the team.
- Experienced in attending the bridge calls for production issues and non prod issues and involved application teams or database teams or networking teams to resolve the issues and involved in Root cause analysis for the issues encountered. Also provided 24/7 on call support for all the production applications in **my portfolio called Risk**.
- Coordinating with all the technology personnel to be successful in COB (continuity of Business), Key contributor for last two years in COB implementation
- Migrating all the applications which are in AIX to Linux and also upgrading WAS version 7.0 to 8.5 in this migration, Key contributor for this year in AIX to Linux Migration.

**Nationwide, Columbus, OH**

**May'10–July'11**

**Role:** WebSphere Administrator

**Environment:** IBM WebSphere Application Server 6.1/7.x, , IBM HTTP Server 6.x, MQ 6.0, Weblogic 8.0, Widows,HP-UX, Linux, J2EE 1.4/1.5, Microsoft Active Directory, DB2 UDB 7.1, Oracle 11, Windows 2003

**Responsibilities:**

- Installation, Configuration and maintenance of WAS 6.1, IBM HTTP Server 6.1.
- Configured the Web Server plug-in to work with the web server and the application server.
- Installed JDBC drivers and created the data sources and configured the parameters of the connection pool
- Applied fix packs to upgrade WAS 6.1 environments.
- Used Tivoli Performance Monitoring tool to monitor application resources (Enterprise beans, servlets) and WAS runtime resources (JVM memory, application server thread pools, database connection pool, CPU Starvations).
- Analyzed and diagnosed the collected diagnostic information using IBM thread analyzer and heap analyzer.
- Worked on issues with backend systems, networks and open files.
- Worked on memory leakage issues with different applications. The memory problems were diagnosed by taking the heap dumps and analyzed using HPJmeter and IBM heap analyzer.
- Worked on session related issues with different applications in WAS.
- Involved in configuring the WebSphere load balancing using horizontal clustering.
- Enabled global security for application servers and applications using Single Sign on (SSO) by LTPA mechanism on Secure Way LDAP User Registry
- Worked with application teams on issues with logging, servlets and with backend systems.
- Worked with Application Development Teams to help migration and integration of their applications.
- Responsible for deploying enterprise applications using the admin console.
- Responsible for deploying, starting and stopping jvms (Application server instances) using Weblogic .
- Written shell scripts to automate the maintenance process of the WebSphere.
- Used Collector Tool to gather information about installation and packages for diagnostic purpose to coordinate with IBM.
- Interpreted log files to locate and solve application server problems.
- Worked with IBM and Red Hat support teams on tickets.

- Monitored system performance by keeping track of disk usage, CPU usage etc.

**Wal-Mart/IBM, Bentonville, AR**
**Oct'09 – Mar'10**
**Role:** WebSphere Administrator

**Environment:** IBM WebSphere Application Server 6.x/6.1/6.0xd/7.0, IBM HTTP Server 6.x/7.x, J2EE 1.4/1.5, Apache, IIS, Sun One 6.1, Solaris, Linux, AIX, UNIX, Windows NT/2003/XP, DB2, UDB, Informix, JSP, Servlets, PERL, JACL, JYTHON, UNIX Shell scripting, IKeyMan 7.0.

**Responsibilities:**

- Installation, Configuration and maintenance of web applications using WAS 6.0/6.1/7.0, IBM HTTP Server 6.x/7.x.
- Experienced in installing/migrating Web Servers like IBM Http Server V6.0.2.3/2.0, Apache V2.0.47 and installing corresponding plug-ins on the Web Servers to communicate with the Application Server.
- Used HP Diagnostics and Tivoli Performance Monitoring tool to monitor application resources (Enterprise beans, servlets) and WAS runtime resources (JVM memory, application server thread pools, database connection pool, CPU Starvations).
- Provided load/stress and architecture validation testing and trouble shooting on issues such as Out of Memory, 100% CPU Usage, hung Thread sessions, session replication, JVM Crashes.
- Troubleshooting on issues such as federation of nodes and synchronization of nodes with Deployment Manager.
- Monitored for Application core dumps, or forced thread dumps to check for system objects using thread analyzer.
- Create SSL Certificate Requests through Ikeyman, Coordinate with security team for new SSL's and configured in weserver.
- Configured WebSphere resources like JDBC providers, Data sources and Connection pooling.
- Experienced in Applying Fix Packs, Refresh packs and Cumulative fixes to the already existing WebSphere versions.
- Worked on memory leakage issues with different applications. The memory problems were diagnosed by taking the heap dumps and analyzed with IBM.
- Worked with Application Development Teams to help integration of their applications.
- Deploying EAR, WAR and JAR, Portlets on Websphere Application Server V5.0/6.0 in staging, in production environments. following change management practices and 24/7 support
- Used Collector Tool to gather information about installation and packages for diagnostic purpose to coordinate with IBM.
- Documented all procedures and any other important issues.

**Fidelity, St. Petersburg, FL**
**Oct'06 –Aug'09**
**Role:** WebSphere Administrator

**Environment:** IBM WebSphere Application Server 6.x/5.x, IBM HTTP Server 2.x, JBoss 4.2/5.0, Widows, HP-UX, Linux, J2EE 1.4/1.5, x500, Adam, Microsoft Active Directory, DB2 UDB 7.1, Oracle9i/10g, Windows NT, SiteMinder 5.5, Citrix Netscalar.

**Responsibilities:**

- Installation, Configuration and maintenance of WAS 5.x/6.x, IBM HTTP Server 2.x.
- Configured the Web Server plug-in to work with the web server and the application server.
- Installed JDBC drivers and created the data sources and configured the parameters of the connection pool
- Applied fix packs to upgrade WAS 5.1 and WAS 6.0 environments.
- Migrating the existing configuration and applications from WebSphere 5.x to 6.x
- Worked on the performance tuning of JVMs to get the optimal performance.
- Garbage collection activity is monitored by HPJtune and Jconsole and GC viewer.
- Used Tivoli Performance Monitoring tool to monitor application resources (Enterprise beans, servlets) and WAS runtime resources (JVM memory, application server thread pools, database connection pool, CPU Starvations).
- Analyzed and diagnosed the collected diagnostic information using IBM thread analyzer and heap analyzer.
- Worked on issues with backend systems, networks and open files.
- Worked on memory leakage issues with different applications. The memory problems were diagnosed by taking the heap dumps and analyzed using HPJmeter and IBM heap analyzer.
- Worked on session related issues with different applications in WAS.
- Involved in configuring the WebSphere load balancing using horizontal clustering.
- Enabled global security for application servers and applications using Single Sign on (SSO) by LTPA mechanism on Secure Way LDAP User Registry
- Worked with application teams on issues with logging, servlets and with backend systems.
- Worked with Application Development Teams to help migration and integration of their applications.
- Involved in Packaging of EJB modules, web modules of applications.
- Responsible for deploying enterprise applications using the admin console.
- Written shell scripts to automate the maintenance process of the WebSphere.
- Used Collector Tool to gather information about installation and packages for diagnostic purpose to coordinate with IBM.
- Interpreted log files to locate and solve application server problems.
- Worked with IBM and Red Hat support teams on tickets.
- Monitored system performance by keeping track of disk usage, CPU usage etc.
- Given 24x7 production support and maintenance of Application Servers.

**Honda of America mfg Inc, Marysville, OH** Aug'05- Sep'06**Role:** WebSphere Administrator**Environment:** IBM WebSphere Application Server 5.x, IBM HTTP Server 1.x, AIX 4.3, Windows 2000, LDAP, Java, J2EE, JSP, Servlets, EJB1.1, XML, JDBC, JavaScript, Oracle, DB2, HTML, WSCP, JACL scripts.**Responsibilities:**

- Installed, configured and administered WebSphere Application Server 5.x in a clustered environment.
- Installed JDBC drivers and created the data sources and configured the parameters of the Connection pool
- Enforcing Application wide Authentication and Authorization Services using LDAP and SiteMinder.
- Experience with security such as firewalls and SSL certificates.
- Deployed enterprise applications from the admin console and defined virtual hosts and environment variables.
- Worked on different configuration parameters for datasources.
- Created clusters for WebSphere Application Server V5.x.
- Developed shell scripts to automate the maintenance process of the WebSphere and recovered the backed up WebSphere configuration using XMLConfig tool.
- Configured the WebServers and intranet application servers using the firewalls between the Web Servers and application servers (DMZ model).
- Worked on hung thread issues on Apache as well as with backend systems.
- Took the Java core dumps to analyze some of the runtime issues with the development team
- Involved in deploying the EAR files and scripting the automated deployment of the applications.
- Configured the datasources to point to different databases.
- Created the connection factories to access the CICS regions.
- Used IBM Edge Server and Network Dispatchers for load balancing.
- Configured the web server interfaces, session management, virtual hosts and transports for WebSphere.
- Configured WebSphere resources like JDBC providers, JDBC data sources, Connection pooling, and JavaMail sessions.
- Provided 24x7 shift rotation basis and monitored trouble ticket queues to attend user and customer calls.

**First Tennessee Bank, Memphis, TN** May'04- Jul'05**Role:** WebSphere Administrator**Environment:** IBM WebSphere Application Server 5.0, DB2 UDB 7.1, Apache Web Server 1.3, AIX, JSP, Servlets, EJBs, LDAP, Resource Analyzer.**Responsibilities:**

- Installed and configured the IBM WebSphere Application Server V5.0.
- Involved in installing/configuring Netscape Enterprise Server/HTTP WebServer, iPlanet WebServer.
- Installed and configured enterprise applications on IBM WebSphere Application Server v4.0, IBM HTTP Web Server in AIX and Windows 2000 environment.
- Implemented Cloning, Performance tuning and trouble shooting of IBM WebSphere Application Server 4.0.
- Setup Cells, Nodes and Clusters
- Setting up horizontal clusters for Work Load Management (WLM) and Failover
- Support
- Deployed JSPs, Servlets, Session and Entity beans on WebSphere Application Server V5.0.
- Configured Server groups and clones for scalability of enterprise applications.
- Tested for consistent communication between WebSphere Clients, DB, Web Server and WebSphere Administration Server.
- Generated plug-in manually and copied it to the Web Server.
- Separated Web Server and Application Server for better performance and security
- Package, build, integrate and deploy enterprise J2EE applications on WebSphere 5.0 that involves EAR, JAR, WAR files using AAT.
- Configured the app server for different databases
- Involved in configuring the WebSphere load balancing utilizing WebSphere Workload Management (WLM) including horizontal scaling and vertical scaling.

**Education:**

Master in Technology from Osmania University, Hyderabad India.

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

Page 7

1 The Diamond Hill Community Development District regular meeting of the Board of Supervisors  
2 was held on Monday, January 12, 2026, and called to order at 2:00 p.m. at Diamond Hill Community  
3 Center located at 2902 Copper Height Court, Valrico, Florida 33594.

4

## 5 Present and constituting a quorum were:

6	Michael Honer	Board Supervisor, Chair
7	Srinivas Parsi	Board Supervisor, Vice Chair
8	Linda Dunn	Board Supervisor, Assistant Secretary
9	Ferdinand Ramos	Board Supervisor, Assistant Secretary

10

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

17

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

21

## FIRST ORDER OF BUSINESS

## Call to Order and Roll Call

23 Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

24

## **SECOND ORDER OF BUSINESS**

## Audience Comments

26 There being none, the next order of business followed.

## 27     **THIRD ORDER OF BUSINESS**

## **Business Administration**

## A. Consideration of November 10, 2025, Regular Meeting Minutes

On MOTION by Mr. Honer, seconded by Mr. Ramos, with all in favor, motion to approve the November 10, 2025, Regular Meeting Minutes carried.

29

## **B. Consideration of November 2025 Financial Statements**

31 The Board reviewed the November 2025 Financial Statements and had no questions.

32

### C. Consideration of November 2025 Check Register

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, motion to approve November 2025 Check Register carried.

## **Diamond Hill CDD January 12, 2026 Meeting**

34 **FOURTH ORDER OF BUSINESS** **Staff Reports**  
35 **A. Accountant's Report**  
36 Ms. Zanoni reviewed the Districts financials with the Board and the Board had no questions.

38           **B. Aquatics Inspection Report**  
39           Mr. Kurth presented his report to the Board and provided updates on aquatics projects.

41                   i.    **November 2025 Service Report**  
42    The Board had no questions regarding the November 2025 Service Report.

44                   ii.    **Consideration of Premier Lakes Skimmer Clearances Proposal**  
45   Not approved.

47                   iii. Consideration of Prominent View Pond Control Structure Clearances Proposal  
48                   #1153

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve the Prominent View Pond Control Structure Clearance Proposal #1153 carried.

50                   **C. Landscape**  
51                   Mr. Constantino presented his report to the Board and provided updates on landscaping project  
52                   throughout the District.

54           i.    **Consideration of Prominent View Pond 30 Dead Pine Branch Removal Proposal**  
55                   **#1152**  
56           Not approved.

58 ii. Consideration of Prominent View Pond 30 Dead Pine Removal Proposal #1151

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, motion to approve the Prominent View Pone 30 Dead Pine Removal Proposal #1151 carried.

64 **D. District Engineer.**  
65 Mr. Whited provided the Board with an update on his walk around the District to address





*Diamond Hill  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



**DIAMOND HILL**Community Development District

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**DIAMOND HILL  
Community Development District**

**Financial Statements**

**(Unaudited)**

*December 31, 2025*

**DIAMOND HILL**

Community Development District

**Governmental Funds****Balance Sheet**  
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 402,144	\$ -	\$ -	\$ 402,144
Due From Other Funds	-	-	162,429	162,429
Investments:				
Money Market Account	779,146	-	-	779,146
Operating Reserve	-	200,000	-	200,000
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	122,091	122,091
<b>TOTAL ASSETS</b>	<b>\$ 1,181,290</b>	<b>\$ 200,000</b>	<b>\$ 305,290</b>	<b>\$ 1,686,580</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 1,950	\$ -	\$ 15,050	\$ 17,000
Accrued Expenses	80	-	-	80
Other Current Liabilities	185	-	-	185
Due To Other Funds	30,198	132,231	-	162,429
<b>TOTAL LIABILITIES</b>	<b>32,413</b>	<b>132,231</b>	<b>15,050</b>	<b>179,694</b>
<b>FUND BALANCES</b>				
<b>Restricted for:</b>				
Debt Service	-	-	290,240	290,240
<b>Assigned to:</b>				
Operating Reserves	61,632	-	-	61,632
<b>Unassigned:</b>	1,087,245	67,769	-	1,155,014
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,148,877</b>	<b>\$ 67,769</b>	<b>\$ 290,240</b>	<b>\$ 1,506,886</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,181,290</b>	<b>\$ 200,000</b>	<b>\$ 305,290</b>	<b>\$ 1,686,580</b>

**DIAMOND HILL**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 25,000	\$ 6,250	\$ 10,131	\$ 3,881
Special Assmnts- Tax Collector	213,655	149,559	192,099	42,540
Special Assmnts- Discounts	(8,546)	(5,982)	(7,670)	(1,688)
<b>TOTAL REVENUES</b>	<b>230,109</b>	<b>149,827</b>	<b>194,560</b>	<b>44,733</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	12,000	3,429	1,200	2,229
FICA Taxes	536	153	61	92
ProfServ-Engineering	15,000	3,750	4,280	(530)
ProfServ-Legal Services	7,500	1,875	619	1,256
ProfServ-Mgmt Consulting	46,956	11,739	11,739	-
ProfServ-Trustee Fees	4,000	4,000	1,966	2,034
Auditing Services	3,500	-	-	-
Website Hosting/Email services	2,000	500	384	116
Public Officials Insurance	3,405	3,405	3,209	196
Legal Advertising	3,000	750	-	750
Misc-Assessment Collection Cost	4,273	2,991	3,689	(698)
Miscellaneous Expenses	3,000	750	372	378
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>105,345</b>	<b>33,517</b>	<b>27,694</b>	<b>5,823</b>
<b>Electric Utility Services</b>				
Utility Services	1,500	375	231	144
<b>Total Electric Utility Services</b>	<b>1,500</b>	<b>375</b>	<b>231</b>	<b>144</b>
<b>Stormwater Control</b>				
R&M-Stormwater System	4,000	1,000	-	1,000
R&M Lake & Pond Bank	3,500	875	-	875
Aquatic Maintenance	10,200	2,550	2,550	-
Aquatic Plant Replacement	1,000	250	-	250
Miscellaneous Expenses	8,236	2,059	-	2,059
<b>Total Stormwater Control</b>	<b>26,936</b>	<b>6,734</b>	<b>2,550</b>	<b>4,184</b>

**DIAMOND HILL**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,785	3,785	3,566	219
Property Insurance	2,785	2,785	2,060	725
R&M-Irrigation	2,000	500	-	500
R&M-Well Maintenance	2,000	500	-	500
Landscape Maintenance	54,000	13,500	16,500	(3,000)
Landscape Replacement	7,000	1,750	-	1,750
Entry & Walls Maintenance	1,500	375	-	375
Holiday Decoration	1,500	1,500	-	1,500
Ornamental Lighting & Maint.	1,000	250	-	250
Miscellaneous Expenses	8,000	2,000	3,731	(1,731)
<b>Total Other Physical Environment</b>	<b>83,570</b>	<b>26,945</b>	<b>25,857</b>	<b>1,088</b>
<b><u>Contingency</u></b>				
Misc-Contingency	9,176	2,294	-	2,294
<b>Total Contingency</b>	<b>9,176</b>	<b>2,294</b>	<b>-</b>	<b>2,294</b>
<b><u>Reserves</u></b>				
Capital Reserve	20,000	20,000	-	20,000
<b>Total Reserves</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>246,527</b>	<b>89,865</b>	<b>56,332</b>	<b>33,533</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(16,418)	59,962	138,228	78,266
Net change in fund balance	\$ (16,418)	\$ 59,962	\$ 138,228	\$ 78,266
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,010,649</b>	<b>1,010,649</b>	<b>1,010,649</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 994,231</b>	<b>\$ 1,070,611</b>	<b>\$ 1,148,877</b>	

**DIAMOND HILL**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>				
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>				
Excess (deficiency) of revenues	-	-	-	-
Over (under) expenditures	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	-	-	-	<b>67,769</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,769</b>	

**DIAMOND HILL**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	\$ 1,471	\$ 1,471
Special Assmnts- Tax Collector	220,961	154,673	198,669	43,996
Special Assmnts- Discounts	(8,838)	(6,187)	(7,932)	(1,745)
<b>TOTAL REVENUES</b>	<b>212,123</b>	<b>148,486</b>	<b>192,208</b>	<b>43,722</b>
<b>EXPENDITURES</b>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,419	3,093	3,815	(722)
<b>Total Administration</b>	<b>4,419</b>	<b>3,093</b>	<b>3,815</b>	<b>(722)</b>
<u>Debt Service</u>				
Principal Debt Retirement	155,000	-	-	-
Interest Expense	50,622	25,311	25,311	-
<b>Total Debt Service</b>	<b>205,622</b>	<b>25,311</b>	<b>25,311</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>210,041</b>	<b>28,404</b>	<b>29,126</b>	<b>(722)</b>
Excess (deficiency) of revenues				
Over (under) expenditures	2,082	120,082	163,082	43,000
Net change in fund balance	\$ 2,082	\$ 120,082	\$ 163,082	\$ 43,000
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>157,258</b>	<b>157,258</b>	<b>157,258</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 159,340</b>	<b>\$ 277,340</b>	<b>\$ 305,290</b>	

**DIAMOND HILL  
Community Development District**

**Supporting Schedules**

*December 31, 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, 2026**

							<b>ALLOCATION BY FUND</b>	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund		
Assessments Levied FY2026				\$ 434,616	\$ 213,655	\$ 220,961		
Allocation %				100%	49%	51%		
11/06/25	\$ 4,438	\$ 226	\$ 91	\$ 4,755	\$ 2,337	\$ 2,417		
11/13/25	\$ 25,164	\$ 1,070	\$ 514	\$ 26,748	\$ 13,149	\$ 13,599		
11/20/25	\$ 18,573	\$ 790	\$ 379	\$ 19,742	\$ 9,705	\$ 10,037		
12/05/25	\$ 241,743	\$ 10,279	\$ 4,934	\$ 256,955	\$ 126,318	\$ 130,637		
12/03/25	\$ 36,734	\$ 1,541	\$ 750	\$ 39,025	\$ 19,184	\$ 19,840		
12/19/25	\$ 41,010	\$ 1,696	\$ 837	\$ 43,543	\$ 21,406	\$ 22,138		
<b>TOTAL</b>	<b>\$ 367,662</b>	<b>\$ 15,602</b>	<b>\$ 7,503</b>	<b>\$ 390,768</b>	<b>\$ 192,099</b>	<b>\$ 198,669</b>		
% COLLECTED				90%	90%	90%		
<b>TOTAL OUTSTANDING</b>				<b>\$ 43,849</b>	<b>\$ 21,556</b>	<b>\$ 22,293</b>		

**DIAMOND HILL**

Community Development District

**ALL FUNDS****Cash and Investment Report***December 31, 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	3.80%	\$ 402,144
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.80%	\$ 200,000
					<b>GF Subtotal</b> <u><u>\$ 602,144</u></u>
Money Market Account	BankUnited	Business MMA	n/a	3.60%	\$ 779,146
					<b>MMA Subtotal</b> <u><u>\$ 779,146</u></u>

**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	3.62%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.62%	\$ 122,091
					<b>DS Subtotal</b> <u><u>\$ 142,861</u></u>
					<b>Total</b> <u><u>\$ 1,524,150</u></u>

## Bank Account Statement

Diamond Hill CDD

Monday, January 26, 2026

Page 1

DLOPEZ

**Bank Account No.** 7828

**Statement No.** 12-25

**Statement Date**

12/31/2025

<b>G/L Account No. 101001 Balance</b>	402,143.93	<b>Statement Balance</b>	417,407.42
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	402,143.93	<b>Subtotal</b>	417,407.42
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-15,263.49
<b>Ending G/L Balance</b>	402,143.93	<b>Ending Balance</b>	402,143.93

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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## Outstanding Checks

12/23/2025 Payment 1131 Diamond Hill CDD C/O US Bank Payment of Invoice 000380 -15,049.99

12/23/2025 Payment 1132 STRALEY ROBIN -213.50  
VERICKER Payment of Invoice 000379

### Total Outstanding Checks

## Outstanding Deposits

## Total Outstanding Deposits

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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 # 100142**

001	12/02/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5028	Dec 2025- Landscape Services	Landscape Maintenance	546300-53908	\$4,500.00
						<b>Check Total</b>	<b>\$4,500.00</b>

**CHECK # 100143**

001	12/02/25	INFRAMARK LLC	165695	Dec 2025- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
						<b>Check Total</b>	<b>\$3,913.00</b>

**CHECK # 100144**

001	12/05/25	PREMIER LAKES INC	3080	Dec 2025- Aquatics	Aquatic Maintenance	546995-53805	\$850.00
						<b>Check Total</b>	<b>\$850.00</b>

**CHECK # 100145**

001	12/30/25	INFRAMARK LLC	166676	Nov 2025- Postage	Miscellaneous Expenses	549999-51301	\$0.74
						<b>Check Total</b>	<b>\$0.74</b>

**CHECK # 1127**

001	12/12/25	BRLETIC DVORAK INC	2217	Nov 2025- District Engineer	ProfServ-Engineering	531013-51501	\$1,080.00
						<b>Check Total</b>	<b>\$1,080.00</b>

**CHECK # 1128**

001	12/12/25	INNERSYNC	INV-SN-1159	FY26- Website Compliance	Website Hosting	549913-51301	\$384.38
						<b>Check Total</b>	<b>\$384.38</b>

**CHECK # 1129**

001	12/15/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5040	Dec 2025- Ditch Vegetation Clearing	Miscellaneous Expenses	549999-53908	\$2,500.00
						<b>Check Total</b>	<b>\$2,500.00</b>

**CHECK # 1130**

001	12/15/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5039	Dec 2025- Remove Mound of Dirt and Roots at Structure 1	Miscellaneous Expenses	549999-53908	\$1,230.50
						<b>Check Total</b>	<b>\$1,230.50</b>

**CHECK # 1132**

001	12/23/25	STRALEY ROBIN VERICKER	27598	Nov 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$213.50
						<b>Check Total</b>	<b>\$213.50</b>

**CHECK # 30009**

001	12/11/25	TECO	120225-1895 ACH	10/24-11/24/25	Utility Services	543063-53100	\$78.69
						<b>Check Total</b>	<b>\$78.69</b>

<b>Fund Total</b>	<b>\$14,750.81</b>
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**SERIES 2013 DEBT SERVICE FUND - 201****CHECK # 1131**

201	12/23/25	Diamond Hill CDD C/O US Bank	11132025-6002	Trsf 2013 DS Assessment Collected	Due From Other Funds	131000	\$15,049.99
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## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

*Check Total* \$15,049.99*Fund Total* \$15,049.99*Total Checks Paid* \$29,800.80

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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 # 100142**

001	12/02/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5028	Dec 2025- Landscape Services	Landscape Maintenance	546300-53908	\$4,500.00
						<b>Check Total</b>	<b>\$4,500.00</b>

**CHECK # 100143**

001	12/02/25	INFRAMARK LLC	165695	Dec 2025- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
						<b>Check Total</b>	<b>\$3,913.00</b>

**CHECK # 100144**

001	12/05/25	PREMIER LAKES INC	3080	Dec 2025- Aquatics	Aquatic Maintenance	546995-53805	\$850.00
						<b>Check Total</b>	<b>\$850.00</b>

**CHECK # 100145**

001	12/30/25	INFRAMARK LLC	166676	Nov 2025- Postage	Miscellaneous Expenses	549999-51301	\$0.74
						<b>Check Total</b>	<b>\$0.74</b>

**CHECK # 1127**

001	12/12/25	BRLETIC DVORAK INC	2217	Nov 2025- District Engineer	ProfServ-Engineering	531013-51501	\$1,080.00
						<b>Check Total</b>	<b>\$1,080.00</b>

**CHECK # 1128**

001	12/12/25	INNERSYNC	INV-SN-1159	FY26- Website Compliance	Website Hosting	549913-51301	\$384.38
						<b>Check Total</b>	<b>\$384.38</b>

**CHECK # 1129**

001	12/15/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5040	Dec 2025- Ditch Vegetation Clearing	Miscellaneous Expenses	549999-53908	\$2,500.00
						<b>Check Total</b>	<b>\$2,500.00</b>

**CHECK # 1130**

001	12/15/25	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5039	Dec 2025- Remove Mound of Dirt and Roots at Structure 1	Miscellaneous Expenses	549999-53908	\$1,230.50
						<b>Check Total</b>	<b>\$1,230.50</b>

**CHECK # 1132**

001	12/23/25	STRALEY ROBIN VERICKER	27598	Nov 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$213.50
						<b>Check Total</b>	<b>\$213.50</b>

**CHECK # 30009**

001	12/11/25	TECO	120225-1895 ACH	10/24-11/24/25	Utility Services	543063-53100	\$78.69
						<b>Check Total</b>	<b>\$78.69</b>

<b>Fund Total</b>	<b>\$14,750.81</b>
-------------------	--------------------

**SERIES 2013 DEBT SERVICE FUND - 201****CHECK # 1131**

201	12/23/25	Diamond Hill CDD C/O US Bank	11132025-6002	Trsf 2013 DS Assessment Collected	Due From Other Funds	131000	\$15,049.99
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## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

*Check Total* \$15,049.99*Fund Total* \$15,049.99*Total Checks Paid* \$29,800.80



INVOICE 5028

## 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 #:** 5028  
**Invoice Date:** 11/14/2025  
**Due Date:** 12/1/2025

Description	Quantity	Price	Amount
December Services	1.00	\$4,500.00	\$4,500.00
			<b>Subtotal:</b> \$4,500.00
			<b>FL Sales Tax - 7%:</b> \$0.00
			<b>Total:</b> \$4,500.00
			<b>BALANCE DUE:</b> <b>\$4,500.00</b>



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

165695

**DATE**

12/1/2025

**CUSTOMER ID**

C2938

**NET TERMS**

Due On Receipt

**PO#**
**DUE DATE**

12/1/2025

**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: December 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,913.00		3,913.00
<b>Subtotal</b>					<b>3,913.00</b>

<b>Subtotal</b>	\$3,913.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$3,913.00</b>

**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

DATE	11/30/2025
INVOICE#	3080
TERMS	NET 30
DUE DATE	12/30/2025

1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel, FL 33543  
(844) 525-3735

CustomerSupport@PremierLakesFL.com

## 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			
<b>Charges</b>			
Annual Lake Maintenance			\$850.00 \$850.00

## CUSTOMER MESSAGE

Thank you for your business!

<b>Invoice Total:</b>	<b>\$850.00</b>
<b>Deposits (-):</b>	<b>\$0.00</b>
<b>Payments (-):</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$850.00</b>



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

166676

**DATE**

12/22/2025

**CUSTOMER ID**

C2938

**NET TERMS**

Due On Receipt

**PO#**
**DUE DATE**

12/22/2025

**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: November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
<b>Subtotal</b>					<b>0.74</b>

<b>Subtotal</b>	\$0.74
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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*

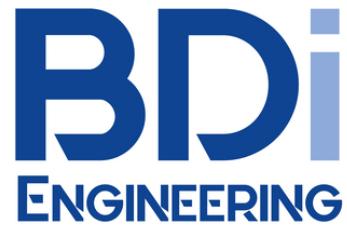
*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*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.*

**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 2217  
 DATE 11/25/2025  
 TERMS Net 30  
 DUE DATE 12/25/2025

PROJECT NAME  
 Diamond Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[November 10 - November 25]	6:00	180.00	1,080.00
BALANCE DUE				<b>\$1,080.00</b>



**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**  
**Nov-25**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Staff Communication	4.00	\$180	J. Whited	\$720.00
Verify zoning conditions requiring a specific landscape buffer.	2.00	\$180	J. Whited	\$360.00
<b>INVOICE TOTAL</b>			<b><u>\$1,080.00</u></b>	



# INVOICE

Diamond Hill  
 210 N. University Drive, Suite 702  
 Coral Springs FL 33071  
 United States

Invoice # INV-SN-1159  
 Invoice Date: 12/1/2025  
 Due Date: 12/31/2025  
 PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
SchoolNow CDD ADA-PDF		\$234.38

Subscription start: 10/1/2025	Subtotal:	\$384.38
Subscription end: 9/30/2026	Tax Total:	
	Total:	\$384.38
	Amount Paid:	\$0.00

<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$384.38</b>
------------------------------------	--------------------	-----------------

Bank Name: Stifel Bank  
 Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105  
 Routing #: 081018998  
 Account #: 16782211

[Click Here to pay with Credit Card](#)

**Check Remittance:**

Innersync Studios Ltd  
 P.O. Box 771470  
 St. Louis, MO 63177-9816  
 United States



INVOICE 5040

## 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 #:** 5040  
**Invoice Date:** 12/11/2025  
**Due Date:** 12/11/2025

Description	Quantity	Price	Amount
Pond 1300 ROW ditch Vegetation Clearing	1.00	\$2,500.00	\$2,500.00
<b>Notes</b>			<b>Subtotal:</b> \$2,500.00
<i>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.</i>			<b>Sales Tax:</b> \$0.00
			<b>Total:</b> \$2,500.00
			<b>BALANCE DUE:</b> <b>\$2,500.00</b>



INVOICE 5039

## 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 #:** 5039  
**Invoice Date:** 12/11/2025  
**Due Date:** 12/11/2025

Description	Quantity	Price	Amount
Remove Mound of Dirt and Roots at Structure 1	1.00	\$1,230.50	\$1,230.50
this is for water structure location 1			
<b>Notes</b>			
<i>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.</i>		<b>Subtotal:</b>	\$1,230.50
		<b>Sales Tax:</b>	\$0.00
		<b>Total:</b>	\$1,230.50
		<b>BALANCE DUE:</b>	<b>\$1,230.50</b>

# 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

December 15, 2025  
 Client: 001479  
 Matter: 000001  
 Invoice #: 27598

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
11/10/2025	CAW	REVIEW AGENDA FOR NOVEMBER 10TH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
11/17/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING CONCERNS WITH TREES ON DISTRICT PROPERTY.	0.3	\$91.50
Total Professional Services			0.7	\$213.50

December 15, 2025  
Client: 001479  
Matter: 000001  
Invoice #: 27598

Page: 2

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Total Services	\$213.50
Total Disbursements	\$0.00
Total Current Charges	\$213.50
Previous Balance	\$405.50
<i>Less Payments</i>	<i>(\$405.50)</i>
<b>PAY THIS AMOUNT</b>	<b>\$213.50</b>

***Please Include Invoice Number on all Correspondence***



TampaElectric.com

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

Page 37

Statement Date: December 02, 2025

Amount Due: **\$78.69**

Due Date: December 23, 2025

Account #: 211010801895

**DO NOT PAY. Your account will be drafted on December 23, 2025**

## Account Summary

**Current Service Period:** October 24, 2025 - November 24, 2025

Previous Amount Due	\$72.40
Payment(s) Received Since Last Statement	-\$72.40

<b>Current Month's Charges</b>	<b>\$78.69</b>
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**Amount Due by December 23, 2025** **\$78.69**

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 **0% higher** than the same period last year.

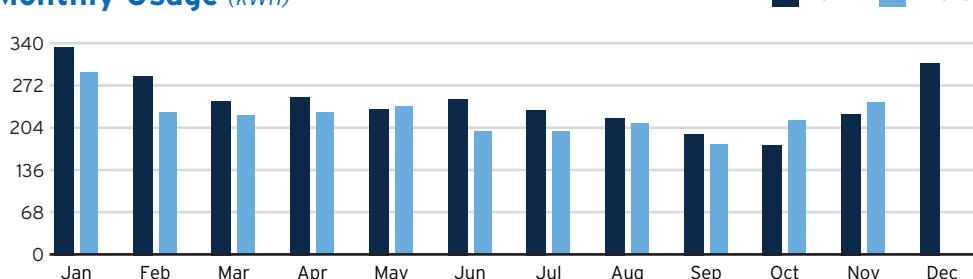


Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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

**Account #:** 211010801895

**Due Date:** December 23, 2025

Amount Due: **\$78.69**

Payment Amount: \$ \_\_\_\_\_

622989487260

Your account will be drafted on December 23, 2025

Mail payment to:

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

DIAMOND HILL CDD

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

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:** December 02, 2025  
**Charges Due:** December 23, 2025

## Meter Read

**Meter Location:** # A

**Service Period:** Oct 24, 2025 - Nov 24, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000272505	11/24/2025	17,507		17,262		245 kWh	1	32 Days

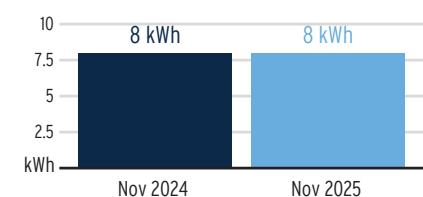
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	245 kWh @ \$0.08641/kWh	\$21.17
Fuel Charge	245 kWh @ \$0.03391/kWh	\$8.31
Storm Protection Charge	245 kWh @ \$0.00577/kWh	\$1.41
Clean Energy Transition Mechanism	245 kWh @ \$0.00418/kWh	\$1.02
Storm Surcharge	245 kWh @ \$0.02121/kWh	\$5.20
Florida Gross Receipt Tax		\$1.47
<b>Electric Service Cost</b>		<b>\$58.74</b>

<b>Other Fees and Charges</b>		
<b>Zap Cap Systems</b>		
Service for:	12929 SYDNEY RD, A, DOVER, FL 33527-0000	
Business Surge MST1120 Monthly	1 unit @ \$19.95	\$19.95
<b>Zap Cap Systems Cost</b>		<b>\$19.95</b>

Total Current Month's Charges	\$78.69
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## Avg kWh Used Per Day



## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

## Ways To Pay Your Bill

### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### 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

## Contact Us

### Online:

[TampaElectric.com](http://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.

**DIAMOND HILL**  
**Community Development District**

**CHECK REQUEST**

Date: 11/13/25  
Vendor #: V00017  
Vendor Name: US Bank c/o Diamond Hill CDD  
Bank #: Valley # 7828  
Invoice #: 11132025-6002  
Amount: **\$15,049.99**  
GL Code: **201.131000.1000**  
Description: Trsf 2013 DS Assessments  
Pay from Bank Acct: **7828 - Valley National Bank GF**

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Managers Approval

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

November 13, 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 \$ 15,049.99 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

1/28/2026

[www.premierlakesfl.com](http://www.premierlakesfl.com)

[CustomerSupport@PremierLakesFL.com](mailto:CustomerSupport@PremierLakesFL.com)

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



1 / 10

**Comments:**

This pond is in good condition. Minor shoreline weeds observed.

**Action Required**

Routine Maintenance

**Target:**

Shoreline weeds.

2 / 20

**Comments:**

Planktonic algae bloom observed.

**Action Required**

Routine Maintenance

**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.

**Action Required**

Routine Maintenance

**Target:**



5 / 40

**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

6/1400

**Comments:**

Shoreline Grasses observed

**Action Required**

Shoreline Weeds Treatment

**Target:**

Miscellaneous Weeds



7/1475

**Comments:**

This pond has some minor submersed weeds beginning to grow back with some shoreline vegetation.

**Action Required**

Submersed Weed Treatment

**Target:**

Southern Watergrass

8 / 1000

**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**



9/110A



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**

10/1100B



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**



11 / 1100C



**Comments:**

This pond is dry and under the mowing program until water returns.

**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 dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**

14 / 1300

**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**



15 / 1450



**Comments:**

This pond is dry and under the mowing program until water returns.

**Action Required**

None at this time.

**Target:**



## Management Summary

The ponds are in excellent condition this month, with minor shoreline weeds on a few ponds and submersed vegetation on one pond, which will be treated as part of routine maintenance. Water levels are lower than last month and will continue to drop as we progress through the dry season.

The landscaper is doing a good job keeping up with the mowing in the dry ponds.

Thanks!



ESTIMATE 1191

## PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design  
 PO Box 3101  
 plant city, FL 33563  
**(813) 394-2098**

Diamond Hill CDD  
 Samantha Ford  
 Sydney Rd  
 Valrico, FL 33527

**Estimate #:** 1191  
**Date:** 2/2/2026  
**Expires On:** 3/3/2026

Description	Quantity	Price	Amount
Rip Rap at Stormwater Outlet Pond 1500	1.00	\$1,000.00	\$1,000.00

***Project Description***

*This estimate is to install rip rap at pond  
 1500 stormwater outlet.*

**Subtotal:** \$1,000.00

**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:** \$1,000.00



ESTIMATE 1192

## PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design  
 PO Box 3101  
 plant city, FL 33563  
**(813) 394-2098**

Diamond Hill CDD  
 Samantha Ford  
 Sydney Rd  
 Valrico, FL 33527

**Estimate #:** 1192  
**Date:** 2/2/2026  
**Expires On:** 3/3/2026

Description	Quantity	Price	Amount
Fill Hole and add Bahia at Pond 1000	1.00	\$300.00	\$300.00
Clear Drain Outlet at Pond 1000	1.00	\$500.00	\$500.00
5x20 area			

**Project Description**

*This estimate is for pond 1000, to fill hole while still maintaining a swale, add Bahia after filling. Clear brush at drain outlet approximately 5x20 area.*

**Subtotal:** \$800.00

**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:** \$800.00



ESTIMATE 1193

## PROMINENT VIEW LANDSCAPE AND DESIGN LLC

Prominent View Landscape and Design  
 PO Box 3101  
 plant city, FL 33563  
**(813) 394-2098**

Diamond Hill CDD  
 Samantha Ford  
 Sydney Rd  
 Valrico, FL 33527

**Estimate #:** 1193  
**Date:** 2/2/2026  
**Expires On:** 3/3/2026

Description	Quantity	Price	Amount
Stump Grinding at Pond 1500	1.00	\$800.00	\$800.00

***Project Description***

*this estimate is to stump grind the remaining stumps at pond 1500.*

**Subtotal:** \$800.00

**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:** **\$800.00**