



Diamond Hill Community Development District

March 9, 2026

Agenda Package

TEAMS MEETING INFORMATION

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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
Nivas Muthineni, Supervisor

Staff:

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

Meeting Agenda Monday, March 9, 2026 – 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 February 9, 2026, Regular Meeting Minutes..... Page 3
 - B. Review of January 2026 Financial Statement..... Page 6
 - C. Consideration of January 2026 Check Register Page 20
- 4. Staff Reports**
 - A. Accountants Report
 - B. Aquatics Inspection Report..... Page 40
 - C. Landscape
 - i. Consideration of Prominent View Ditch Brush Clearing Proposal #1201 Page 50
 - D. District Engineer
 - E. District Counsel
 - F. District Manager
- 5. Business Items**
 - A. Ratification of Resolution 2026-05; Authorizing Bank Account Signatories Page 51
 - B. Consideration of Resolution 2026-06; Adding Srinivas Muthineni as Assistant Secretary..... Page 52
 - C. Consideration of Resolution 2026-07; Authorizing Spending Authority for District Manager and Chair of the Board Page 53
 - D. Consideration of Resolution 2026-08; General Election 2026 Page 55
- 6. Supervisor Requests**
- 7. Adjournment**

The next meeting is scheduled for Monday, April 13, 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

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

1 The Diamond Hill Community Development District regular meeting of the Board of Supervisors
2 was held on Monday, February 9, 2026, and called to order at 2:01 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:

- | | | |
|----|-------------------------------------|-----------------------------|
| 12 | Samantha Zanoni | District Manager, Inframark |
| 13 | Jerry Whited | District Engineer-BDI |
| 14 | Alex Kurth | Aquatics, Premier Lakes |
| 15 | Gumaro Constantino | Landscape, Prominent View |
| 16 | Residents and Members of the Public | |

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

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

23 Ms. Zanoni called to order at 2:01 p.m. and conducted roll call. A quorum was established.
24

25 **SECOND ORDER OF BUSINESS** **Audience Comments**

26 There being none, the next order of business followed.
27

28 **THIRD ORDER OF BUSINESS** **Special Business**

29 Ms. Zanoni announced Mr. Ramos’s resignation from the Board effective February 10, 2026.
30

31 **A. Consideration of Srinivas (Nivas) Muthineni’s Resume**

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve Mr. Muthineni’s Resume for the vacant Seat #1 carried.

32
33 **FOURTH ORDER OF BUSINESS** **Business Administration**

34 **A. Consideration of Regular Meeting Minutes from January 12, 2026**

On MOTION by Mr. Ramos, seconded by Ms. Dunn, with all in favor, motion to approve the January 12, 2026, Meeting Minutes carried.

35

36 **B. Review of December 2025 Financial Statements**

37 The Board reviewed December 2025 Financial Statements and had no questions.

38

39 **C. Consideration of December 2025 Check Register**

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

40

41 **FIFTH ORDER OF BUSINESS**

Staff Reports

42 **A. Accountants Report**

43 Accountant not present. Ms. Zanoni reviewed the financial statements with the Board.

44

45 **B. Aquatic's Inspection Report**

46 Mr. Kurth provided the Board with updates and advised that there were minimal shoreline weeds
47 around the ponds. Mr. Kurth also advised that Premier Lakes is now maintaining the ponds at the golf
48 course.

49

50 **C. Landscape**

51 Mr. Constantino provided landscaping updates to the Board and advised he will reset the irrigation
52 timer next week to in-line with the water restrictions.

53

54 **i. Consideration of Prominent View Rip Rap at Stormwater Outlet Pond 1500 Proposal**
55 **#1191**

On MOTION by Ms. Dunn, seconded by Mr. Parsi, with all in favor, motion to accept the Prominent View Rip Rap at Stormwater Outlet Pond 1500 Proposal #1191 carried

56

57 **ii. Consideration of Prominent View Fill Hole, Add Bahia & Drain Clearing at Pond**
58 **1000 Proposal #1192**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, motion to accept the Prominent View Fill Hole, Add Bahia & Drain Clearing at Pond 1000 Proposal #1192 carried.

59

60 **iii. Consideration of Prominent View Stump Grinding Proposal #1193**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, motion to accept the Prominent View Stump Grinding Proposal #1193 carried.

61

62

63

64 Under Separate Cover

65 iv. Consideration of Prominent View Pond 1600 Water Outlet Rip Rap Install and
66 Brush Clearing Proposal #1194

On MOTION by Mr. Honer, seconded by Mr. Ramos, with all in favor, motion to accept the Prominent View Pond 1600 Water Outlet Rip Rap Install and Brush Clearing Proposal #1194 carried.

67

68 **D. District Engineer**

69 Mr. Whited advised the Board that he is still waiting on the county regarding the Sydney Road
70 vegetation. Mr. Whited will monitor the rip rap and stormwater repairs being completed by Prominent
71 View.

72

73 **E. District Counsel**

74 Not present.

75

76 **F. District Manager**

77 Mr. Zanoni announced the next meeting scheduled for March 9, 2026, at 2:00 p.m. Discussion
78 ensued regarding reducing the meetings to every other month.

79

80 **SIXTH ORDER OF BUSINESS Business Items**

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

82

83 **SEVENTH ORDER OF BUSINESS Supervisor Request**

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

85

86 **EIGHTH ORDER OF BUSINESS Adjournment**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, meeting was adjourned at 2:33 p.m.

87

88

89

90

91 _____
Secretary / Assistant Secretary

_____ Chairman / Vice Chairman

***Diamond Hill
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



DIAMOND HILL

Community Development District

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DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

DIAMOND HILL

Community Development District

Governmental Funds

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 135,924	\$ -	\$ -	\$ 135,924
Cash with Fiscal Agent	-	-	122,903	122,903
Due From Other Funds	132,231	-	-	132,231
Investments:				
Money Market Account	881,765	-	-	881,765
Operating Reserve	-	200,575	-	200,575
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	184,755	184,755
TOTAL ASSETS	\$ 1,149,920	\$ 200,575	\$ 328,428	\$ 1,678,923
LIABILITIES				
Accounts Payable	\$ 5,160	\$ -	\$ -	\$ 5,160
Accrued Expenses	90	-	-	90
Other Current Liabilities	185	-	-	185
Due To Other Funds	-	132,231	-	132,231
TOTAL LIABILITIES	5,435	132,231	-	137,666
FUND BALANCES				
Restricted for:				
Debt Service	-	-	328,428	328,428
Assigned to:				
Operating Reserves	61,632	-	-	61,632
Unassigned:	1,082,853	68,344	-	1,151,197
TOTAL FUND BALANCES	\$ 1,144,485	\$ 68,344	\$ 328,428	\$ 1,541,257
TOTAL LIABILITIES & FUND BALANCES	\$ 1,149,920	\$ 200,575	\$ 328,428	\$ 1,678,923

DIAMOND HILL

Community Development District

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

For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 25,000	\$ 8,333	\$ 13,545	\$ 5,212	54.18%
Interest - Tax Collector	-	-	372	372	0.00%
Special Assmnts- Tax Collector	213,655	170,924	199,877	28,953	93.55%
Special Assmnts- Discounts	(8,546)	(6,837)	(7,903)	(1,066)	92.48%
TOTAL REVENUES	230,109	172,420	205,891	33,471	89.48%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	3,429	1,200	2,229	10.00%
FICA Taxes	536	153	61	92	11.38%
ProfServ-Engineering	15,000	5,000	5,540	(540)	36.93%
ProfServ-Legal Services	7,500	2,500	1,042	1,458	13.89%
ProfServ-Mgmt Consulting	46,956	15,652	15,652	-	33.33%
ProfServ-Trustee Fees	4,000	4,000	1,966	2,034	49.15%
Auditing Services	3,500	3,500	-	3,500	0.00%
Website Hosting/Email services	2,000	667	384	283	19.20%
Public Officials Insurance	3,405	3,405	3,209	196	94.24%
Legal Advertising	3,000	1,000	-	1,000	0.00%
Misc-Assessment Collection Cost	4,273	3,418	3,839	(421)	89.84%
Miscellaneous Expenses	3,000	1,000	399	601	13.30%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	105,345	43,899	33,467	10,432	31.77%
<u>Electric Utility Services</u>					
Utility Services	1,500	500	331	169	22.07%
Total Electric Utility Services	1,500	500	331	169	22.07%
<u>Stormwater Control</u>					
R&M-Stormwater System	4,000	1,333	-	1,333	0.00%
R&M Lake & Pond Bank	3,500	1,167	1,500	(333)	42.86%
Aquatic Maintenance	10,200	3,400	3,400	-	33.33%
Aquatic Plant Replacement	1,000	333	-	333	0.00%
Miscellaneous Expenses	8,236	2,745	-	2,745	0.00%
Total Stormwater Control	26,936	8,978	4,900	4,078	18.19%

DIAMOND HILL

Community Development District

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

For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Other Physical Environment</u>					
Insurance - General Liability	3,785	3,785	3,566	219	94.21%
Property Insurance	2,785	2,785	2,060	725	73.97%
R&M-Irrigation	2,000	667	-	667	0.00%
R&M-Well Maintenance	2,000	667	-	667	0.00%
Landscape Maintenance	54,000	18,000	21,000	(3,000)	38.89%
Landscape Replacement	7,000	2,333	3,000	(667)	42.86%
Entry & Walls Maintenance	1,500	500	-	500	0.00%
Holiday Decoration	1,500	1,500	-	1,500	0.00%
Ornamental Lighting & Maint.	1,000	333	-	333	0.00%
Miscellaneous Expenses	8,000	2,667	3,731	(1,064)	46.64%
Total Other Physical Environment	83,570	33,237	33,357	(120)	39.92%
<u>Contingency</u>					
Misc-Contingency	9,176	3,059	-	3,059	0.00%
Total Contingency	9,176	3,059	-	3,059	0.00%
<u>Reserves</u>					
Capital Reserve	20,000	20,000	-	20,000	0.00%
Total Reserves	20,000	20,000	-	20,000	0.00%
TOTAL EXPENDITURES & RESERVES	246,527	109,673	72,055	37,618	29.23%
Excess (deficiency) of revenues					
Over (under) expenditures	(16,418)	62,747	133,836	71,089	0.00%
Net change in fund balance	\$ (16,418)	\$ 62,747	\$ 133,836	\$ 71,089	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,010,649	1,010,649	1,010,649		
FUND BALANCE, ENDING	\$ 994,231	\$ 1,073,396	\$ 1,144,485		

DIAMOND HILL

Community Development District

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

For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 575	\$ 575	0.00%
TOTAL REVENUES	-	-	575	575	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	575	575	0.00%
Net change in fund balance	\$ -	\$ -	\$ 575	\$ 575	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	67,769		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 68,344		

DIAMOND HILL

Community Development District

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

For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 1,914	\$ 1,914	0.00%
Special Assmnts- Tax Collector	220,961	176,769	206,712	29,943	93.55%
Special Assmnts- Discounts	(8,838)	(7,070)	(8,174)	(1,104)	92.49%
TOTAL REVENUES	212,123	169,699	200,452	30,753	94.50%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,419	3,535	3,971	(436)	89.86%
Total Administration	4,419	3,535	3,971	(436)	89.86%
<u>Debt Service</u>					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	50,622	25,311	25,311	-	50.00%
Total Debt Service	205,622	25,311	25,311	-	12.31%
TOTAL EXPENDITURES	210,041	28,846	29,282	(436)	13.94%
Excess (deficiency) of revenues Over (under) expenditures	2,082	140,853	171,170	30,317	0.00%
Net change in fund balance	\$ 2,082	\$ 140,853	\$ 171,170	\$ 30,317	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	157,258	157,258	157,258		
FUND BALANCE, ENDING	\$ 159,340	\$ 298,111	\$ 328,428		

DIAMOND HILL
Community Development District

Supporting Schedules

January 31, 2026

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**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND	
					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
01/06/26	\$ 15,039	\$ 475	\$ 307	\$ 15,820	\$ 7,777	\$ 8,043
TOTAL	\$ 382,701	\$ 16,077	\$ 7,810	\$ 406,588	\$ 199,877	\$ 206,712
% COLLECTED				94%	94%	94%
TOTAL OUTSTANDING				\$ 28,028	\$ 13,778	\$ 14,250

DIAMOND HILL

Community Development District

ALL FUNDS**Cash and Investment Report***January 31, 2026***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	3.50%	\$ 135,924
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.50%	\$ 200,575
GF Subtotal					\$ 336,499
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 881,765
MMA Subtotal					\$ 881,765

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	3.50%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.50%	\$ 184,755
DS Subtotal					\$ 205,525
Total					\$ 1,423,789

Bank Account Statement

Diamond Hill CDD

Bank Account No. 7828

Statement No. 01-26

Statement Date

01/31/2026

G/L Account No. 101001 Balance	135,923.84	Statement Balance	269,764.77
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	269,764.77
Subtotal	135,923.84	Outstanding Checks	-133,840.93
Negative Adjustments	0.00	Ending Balance	135,923.84
Ending G/L Balance	135,923.84		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/16/2026	Payment	1135	INFRAMARK LLC	Payment of Invoice 000384			-3,913.00
01/16/2026	Payment	1137	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Payment of Invoice 000378			-4,500.00
01/16/2026	Payment	1138	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Payment of Invoice 000386			-1,500.00
01/28/2026	Payment	1139	Diamond Hill CDD C/O US Bank	Payment of Invoice 000390			-
01/28/2026	Payment	1140	INFRAMARK LLC	Payment of Invoice 000389			122,903.45
01/28/2026	Payment	1141	STRALEY ROBIN VERICKER	Payment of Invoice 000387			-1.48
01/28/2026	Payment	1142	LINDA DUNN	Payment of Invoice 000398			-423.00
01/28/2026	Payment	1143	MICHAEL T HONER	Payment of Invoice 000397			-200.00
01/28/2026	Payment	1144	SRINIVAS PARSI	Payment of Invoice 000399			-200.00
Total Outstanding Checks							-
							133,840.93

Outstanding Deposits

Total Outstanding Deposits

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/1/26 to 1/31/26

(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 # 1133								
001	01/16/26	BRLETIC DVORAK INC	2273	Dec 2025- District Engineer	ProfServ-Engineering	531013-51501	\$450.00	
							Check Total	\$450.00
CHECK # 1135								
001	01/16/26	INFRAMARK LLC	167818	Jan 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00	
							Check Total	\$3,913.00
CHECK # 1136								
001	01/16/26	PREMIER LAKES INC	3214	Jan 2026- Aquatics	Aquatic Maintenance	546995-53805	\$850.00	
							Check Total	\$850.00
CHECK # 1137								
001	01/16/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5066	Jan 2025- Landscape Contract	Landscape Maintenance	546300-53908	\$4,500.00	
							Check Total	\$4,500.00
CHECK # 1138								
001	01/16/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5085	Dec 2025- Fert & Pest Application	Landscape Maintenance	546300-53908	\$1,500.00	
							Check Total	\$1,500.00
CHECK # 1140								
001	01/28/26	INFRAMARK LLC	169018	Dec 2025- Postage	Miscellaneous Expenses	549999-51301	\$1.48	
							Check Total	\$1.48
CHECK # 1141								
001	01/28/26	STRALEY ROBIN VERICKER	27823	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$423.00	
							Check Total	\$423.00
CHECK # 1142								
001	01/28/26	LINDA DUNN	LD-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51301	\$200.00	
							Check Total	\$200.00
CHECK # 1143								
001	01/28/26	MICHAEL T HONER	MT-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51301	\$200.00	
							Check Total	\$200.00
CHECK # 1144								
001	01/28/26	SRINIVAS PARSI	SP-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							Check Total	\$200.00

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/1/26 to 1/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300010							
001	01/23/26	TECO	010226-1895 ACH	11/25-12/26/25	Utility Services	543063-53100	\$90.02
Check Total							<u>\$90.02</u>
Fund Total							<u>\$12,327.50</u>

SERIES 2013 DEBT SERVICE FUND - 201

CHECK # 1134							
201	01/16/26	Diamond Hill CDD C/O US Bank	010726-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$47,171.20
Check Total							<u>\$47,171.20</u>
CHECK # 1139							
201	01/28/26	Diamond Hill CDD C/O US Bank	120825-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$122,903.45
Check Total							<u>\$122,903.45</u>
Fund Total							<u>\$170,074.65</u>

Total Checks Paid	\$182,402.15
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DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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 # 1133								
001	01/16/26	BRLETIC DVORAK INC	2273	Dec 2025- District Engineer	ProfServ-Engineering	531013-51501	\$450.00	
							Check Total	\$450.00
CHECK # 1135								
001	01/16/26	INFRAMARK LLC	167818	Jan 2026- Management Fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00	
							Check Total	\$3,913.00
CHECK # 1136								
001	01/16/26	PREMIER LAKES INC	3214	Jan 2026- Aquatics	Aquatic Maintenance	546995-53805	\$850.00	
							Check Total	\$850.00
CHECK # 1137								
001	01/16/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5066	Jan 2025- Landscape Contract	Landscape Maintenance	546300-53908	\$4,500.00	
							Check Total	\$4,500.00
CHECK # 1138								
001	01/16/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5085	Dec 2025- Fert & Pest Application	Landscape Maintenance	546300-53908	\$1,500.00	
							Check Total	\$1,500.00
CHECK # 1140								
001	01/28/26	INFRAMARK LLC	169018	Dec 2025- Postage	Miscellaneous Expenses	549999-51301	\$1.48	
							Check Total	\$1.48
CHECK # 1141								
001	01/28/26	STRALEY ROBIN VERICKER	27823	Dec 2025- District Counsel	ProfServ-Legal Services	531023-51401	\$423.00	
							Check Total	\$423.00
CHECK # 1142								
001	01/28/26	LINDA DUNN	LD-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51301	\$200.00	
							Check Total	\$200.00
CHECK # 1143								
001	01/28/26	MICHAEL T HONER	MT-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51301	\$200.00	
							Check Total	\$200.00
CHECK # 1144								
001	01/28/26	SRINIVAS PARSİ	SP-011226	BOARD 1/12/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							Check Total	\$200.00
CHECK # 300010								

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	01/23/26	TECO	010226-1895 ACH	11/25-12/26/25	Utility Services	543063-53100	\$90.02
Check Total							<u>\$90.02</u>
Fund Total							<u>\$12,327.50</u>

SERIES 2013 DEBT SERVICE FUND - 201

CHECK # 1134

201	01/16/26	Diamond Hill CDD C/O US Bank	010726-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$47,171.20
Check Total							<u>\$47,171.20</u>

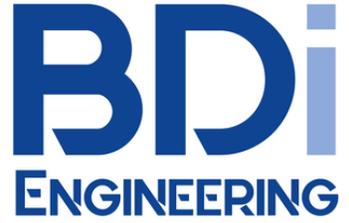
CHECK # 1139

201	01/28/26	Diamond Hill CDD C/O US Bank	120825-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$122,903.45
Check Total							<u>\$122,903.45</u>
Fund Total							<u>\$170,074.65</u>

Total Checks Paid	\$182,402.15
--------------------------	---------------------

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
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2273
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME

Diamond Hill CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[December 23 - December 29]	2:30	180.00	450.00

BALANCE DUE **\$450.00**



DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT
Dec-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	0.50	\$180	J. Whited	\$90.00
Verify zoning conditions requiring a specific landscape buffer.	2.00	\$180	J. Whited	\$360.00
INVOICE TOTAL	2.50			\$450.00



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

167818

DATE

1/2/2026

CUSTOMER ID

C2938

NET TERMS

Due On Receipt

PO#

DUE DATE

1/2/2026

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: January 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Invoice

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

DATE	12/31/2025
INVOICE#	3214
TERMS	NET 30
DUE DATE	01/30/2026

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					
				Rate	Total
			Charges		
			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

INVOICE 5066



**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 #: 5066
Invoice Date: 12/15/2025
Due Date: 1/1/2026

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

INVOICE 5085



**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 #: 5085
Invoice Date: 12/30/2025
Due Date: 12/30/2025

Description	Quantity	Price	Amount
December Fert & Pest Application	1.00	\$1,500.00	\$1,500.00
		Subtotal:	\$1,500.00
		Sales Tax:	\$0.00
		Total:	\$1,500.00
		BALANCE DUE:	\$1,500.00



2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE

INVOICE#

169018

DATE

1/20/2026

CUSTOMER ID

C2938

NET TERMS

Due On Receipt

PO#

DUE DATE

1/20/2026

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
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.

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

January 14, 2026
 Client: 001479
 Matter: 000001
 Invoice #: 27823

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
12/10/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$335.50
Total Professional Services			1.6	\$423.00
Total Services			\$423.00	
Total Disbursements			\$0.00	
Total Current Charges				\$423.00
Previous Balance				\$213.50
<i>Less Payments</i>				<i>(\$213.50)</i>
PAY THIS AMOUNT				\$423.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Diamond Hill

Board Meeting Date: January 12th 2026

	Name	In Attendance Please X	Paid
1	Michael Honer	X	\$200.00
2	Srinivas Parsi	X	\$200.00
3	Linda Dunn	X	\$200.00
4	Ferdinand Ramos	X	\$200.00
5			\$200.00

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

Approved for payment:

Samantha Zanoni
District Manager Signature

1/12/2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Diamond Hill

Board Meeting Date: January 12th 2026

Name	In Attendance Please X	Paid
1 Michael Honer	X	\$200.00
2 Srinivas Parsi	X	\$200.00
3 Linda Dunn	X	\$200.00
4 Ferdinand Ramos	X	\$200.00
5		\$200.00

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

Approved for payment:

Samantha Zanoni
District Manager Signature

1/12/2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Diamond Hill

Board Meeting Date: January 12th 2026

	Name	In Attendance Please X	Paid
1	Michael Honer	X	\$200.00
2	Srinivas Parsi	X	\$200.00
3	Linda Dunn	X	\$200.00
4	Ferdinand Ramos	X	\$200.00
5			\$200.00

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

Approved for payment:

Samantha Zaroni
District Manager Signature

1/12/2026
Date

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

Statement Date: January 02, 2026



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

Amount Due:	\$90.02
Due Date:	January 23, 2026
Account #:	211010801895

DO NOT PAY. Your account will be drafted on January 23, 2026

Account Summary

Current Service Period: November 25, 2025 - December 26, 2025	
Previous Amount Due	\$78.69
Payment(s) Received Since Last Statement	-\$78.69
Current Month's Charges	\$90.02
Amount Due by January 23, 2026	\$90.02

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

Your Energy Insight

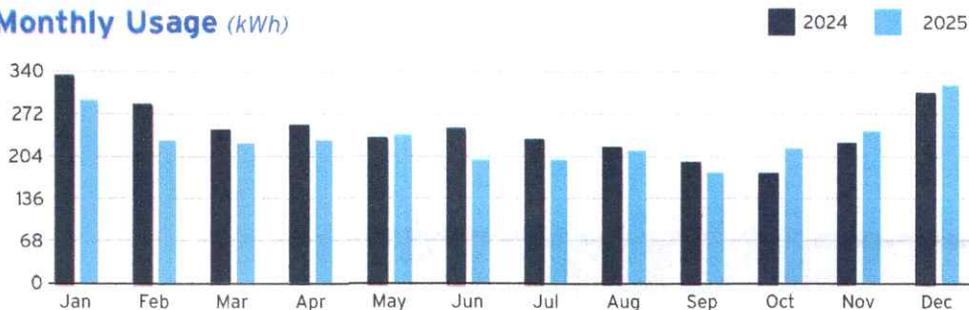
- Your average daily kWh used was **11.11% higher** than the same period last year.
- Your average daily kWh used was **25% higher** than it was in your previous period.



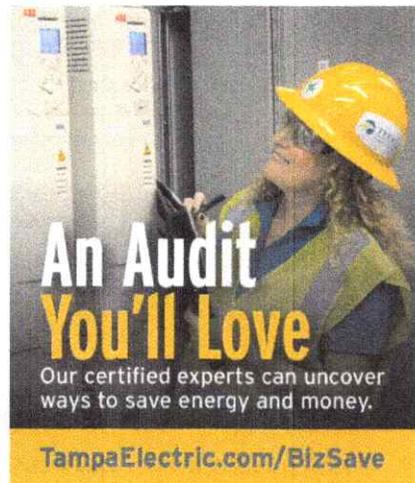
Scan here to view your account online.

00000415-0000304-Page 1 of 4

Monthly Usage (kWh)



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



An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 211010801895
Due Date: January 23, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due:	\$90.02
Payment Amount:	\$ _____

616816672137

Your account will be drafted on January 23, 2026

00000415 FTECO101022623372110 00000 01 00000000 415 002

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.





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

Account #: 211010801895
Statement Date: January 02, 2026
Charges Due: January 23, 2026

Meter Read

Meter Location: # A

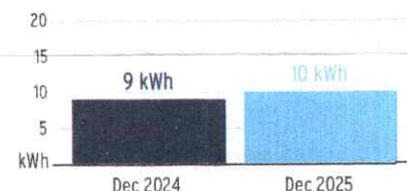
Service Period: Nov 25, 2025 - Dec 26, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000272505	12/26/2025	17,825	17,507	318 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	318 kWh @ \$0.08641/kWh	\$27.48
Fuel Charge	318 kWh @ \$0.03391/kWh	\$10.78
Storm Protection Charge	318 kWh @ \$0.00577/kWh	\$1.83
Clean Energy Transition Mechanism	318 kWh @ \$0.00418/kWh	\$1.33
Storm Surcharge	318 kWh @ \$0.02121/kWh	\$6.74
Florida Gross Receipt Tax		\$1.75
Electric Service Cost		\$70.07

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.



Other Fees and Charges

Zap Cap Systems

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

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

Total Current Month's Charges

\$90.02

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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.

Important Rate information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit TampaElectric.com/RateCommunications.



Approved Rates for January 2026

Approved Rates for January 2026			
Standard General Service, Demand (GSD)			
Basic Service Charge			\$1.12 per day
Demand Charge			\$19.06 per kW
Energy Charge			0.815 cents per kWh
Fuel Charge			3.516 cents per kWh
Environmental Charge			0.072 cents per kWh
Storm Protection Charge			\$2.02 per kW
Capacity Charge			\$0.72 per kW
Energy Conservation Charge			\$0.79 per kW
Clean Energy Transition Mechanism			\$1.15 per kW
Storm Surcharge			1.035 cents per kWh
Optional General Service, Demand (GSD-option)			
Basic Service Charge			\$1.12 per day
Energy Charge			8.226 cents per kWh
Fuel Charge			3.516 cents per kWh
Environmental Charge			0.072 cents per kWh
Storm Protection Charge			0.493 cents per kWh
Capacity Charge			0.176 cents per kWh
Energy Conservation Charge			0.194 cents per kWh
Clean Energy Transition Mechanism			0.272 cents per kWh
Storm Surcharge			1.035 cents per kWh
Time-of-Day General Service, Demand (GSDT)			
Basic Service Charge			\$1.12 per day
Demand Charge			\$6.73 per kW of billing demand, plus
			\$12.34 per kW of peak demand
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)	
Energy Charge	1.322	0.633	
Fuel Charge	3.822	3.376	
Environmental Charge			0.072 cents per kWh
Storm Protection Charge			\$2.02 per kW
Capacity Charge			\$0.72 per kW
Energy Conservation Charge			\$0.79 per kW
Clean Energy Transition Mechanism			\$1.15 per kW
Storm Surcharge			1.035 cents per kWh
General Service, Large Demand Primary (GSLDPR)			
Basic Service Charge			\$22.03 per day
Demand Charge			\$14.14 per kW
Energy Charge			1.166 cents per kWh
Fuel Charge			3.481 cents per kWh
Environmental Charge			0.064 cents per kWh
Storm Protection Charge			\$1.35 per kW
Capacity Charge			\$0.66 per kW
Energy Conservation Charge			\$0.77 per kW
Clean Energy Transition Mechanism			\$0.86 per kW
Storm Surcharge			0.453 cents per kWh

Important Rate Information for Commercial and Industrial Customers

Approved Rates for January 2026		
Time-of-Day General Service, Large Demand Primary (GSLDTPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$4.15 per kW of billing demand, plus	
	\$10.01 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.771	0.947
Fuel Charge	3.784	3.342
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	
General Service, Large Demand Subtransmission (GSLDSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$12.84 per kW	
Energy Charge	1.228 cents per kWh	
Fuel Charge	3.446 cents per kWh	
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	
Time-of-Day General Service, Large Demand Subtransmission (GSLDTSU)		
Basic Service Charge	\$133.76 per day	
Demand Charge	\$1.61 per kW of billing demand, plus	
	\$11.22 per kW of peak billing demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.478	1.149
Fuel Charge	3.746	3.308
Environmental Charge	0.063 cents per kWh	
Storm Protection Charge	\$0.11 per kW	
Capacity Charge	\$0.61 per kW	
Energy Conservation Charge	\$0.72 per kW	
Clean Energy Transition Mechanism	\$0.53 per kW	
Storm Surcharge	0.074 cents per kWh	

The costs of fuel are passed along to customers without any markup or profit to Tampa Electric.

The rate schedules above are subject to gross receipts taxes, city and state taxes, and franchise fees, where applicable. A late payment charge may be applied to any unpaid balance on your electric bill that is not paid by the past due date.

00000415-00000805-Page 4 of 4

DIAMOND HILL
Community Development District

CHECK REQUEST

Date: 01/07/26
Vendor #: V00017
Vendor Name: US Bank c/o Diamond Hill CDD
Bank # Valley # 7828
Invoice # 010726-6002
Amount: **\$47,171.20**
GL Code: **201**.131000.1000
Description: Trsf 2013 DS Assessments
Pay from Bank Acct: 7828 - Valley National Bank GF

Managers Approval

DIAMOND HILL
Community Development District

CHECK REQUEST

Date: 12/08/25
Vendor #: V00017
Vendor Name: US Bank c/o Diamond Hill CDD
Bank # Valley # 7828
Invoice # 120825-6002
Amount: **\$122,903.45**
GL Code: **201**.131000.1000
Description: Trsf 2013 DS Assessments
Pay from Bank Acct: 7828 - Valley National Bank GF

Managers Approval

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

December 8, 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 \$ **122,903.45** 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

2/26/2026

www.premierlakesfl.com

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:

This pond is in good condition.

Action Required

Routine Maintenance

Target:



3 / 30A



Comments:

This pond is in good condition, but very low water level.

Action Required

Routine Maintenance

Target:

4 / 30B



Comments:

This pond is in good condition, but very low water level.

Action Required

Routine Maintenance

Target:



5 / 40



Comments:
This pond is in good condition.

Action Required
Routine Maintenance

Target:

6/1400



Comments:
This pond is in good condition, but very low water level.

Action Required
Shoreline Weeds Treatment

Target:
Miscellaneous Weeds



7/1475



Comments:

This pond is in good condition, but very low water level.

Action Required

Minor Shoreline Weed Treatment

Target:

Misc. Weeds.

8 / 1000



Comments:

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

Action Required

None at this time.

Target:



9 /1110A



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:

The healthy beneficial plants took a major hit from the recent freeze. There is a lot of new green growth coming from the roots, so it should recover over the next couple of months.

Action Required

Monitor Regrowth of beneficials from freeze.

Target:



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, which will be treated as part of routine maintenance. Water levels are very low in most ponds, and we should expect to see an increase in shoreline weeds as we begin to warm up.

The beneficial littoral plants took a big hit on pond 12/1200 from the recent freeze. The good news is that there is a lot of new green growth already coming from the roots, but it is small and will take time to fill back in. Should look much better as we warm up.

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

Thanks!



ESTIMATE 1201

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 #: 1201
Date: 2/24/2026
Expires On: 4/24/2026

Description	Quantity	Price	Amount
Pond 1300 Ditch Brush Clearing	1.00	\$7,000.00	\$7,000.00

Project Description

This estimate is to clear the remaining brush at the ditch at pond 1300 & sod the area and maintain with regular maintenance. The area is approximately 210x25.

Subtotal: \$7,000.00

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: **\$7,000.00**

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s). **NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF**

THE DISTRICT:

Section 1. The Secretary, and Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption. **Passed and Adopted** on February 13, 2026.

Attest:

Signed by:
SAMANTHA ZANONI
A2F0A541F9E8494...
Secretary / Assistant Secretary

Signed by:
Michael Honer
2AF0874DE579411...
Chair / Vice Chair

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADDING MR. SRINIVAS MUTHINEI AS AN ASSISTANT SECRETARY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Diamond Hill Community Development District (“District”) is a local unit of special-purpose District created by law and established by the Florida Land and Water Adjudicatory Commission, pursuant to Chapter 190, *Florida Statutes*; being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (“Board”) of the District, desires to add Mr. Srinivas Muthineei as Assistant Secretary to the current list of officers.

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

Mr. Srinivas Muthineni is added as Assistant Secretary.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF MARCH, 2026.

Attest:

Diamond Hill Community Development District

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets bimonthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts once satisfactory completion of said work has been determined and verified by any board member. Such payments do not need to be approved by the Board prior to payment, nor do they need to be re-approved by the Board at a future meeting.

2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the safety and protection of the residents within the District or District property; or (2) to remedy an unforeseen disruption in services relating to the District’s facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expenses up to \$2,500 per proposal/event, with a maximum of \$5,000 per month.
 - b. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$5,000 per proposal/event, with a maximum of \$10,000 per month.
 - c. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$10,000 per proposal/event, with a maximum of \$15,000 per month.
 - d. Only for emergency situations relating to the District property or facilities where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$30,000 per proposal/event.

3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.

4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.

5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on March 9, 2026.

Attest:

**Diamond Hill
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chairperson / Vice Chairperson

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Diamond Hill Community Development District (the “**District**”) is a local unit of special-purpose government situated in Hillsborough County, Florida (the “**County**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every two (2) years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

- Seat No. 1, Currently held by Srinivas Muthineni
- Seat No. 2, Currently held by Linda Dunn
- Seat No. 3, Vacant

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday May 25, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.

- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.
- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on March 9, 2026.

Attest:

**Diamond Hill
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Print Name: _____
 Chairperson / Vice Chairperson