



# *Diamond Hill Community Development District*

**July 13, 2026**

**Agenda Package**

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, Assistant Secretary  
Vacant, Assistant Secretary

**District Staff**

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

## Meeting Agenda Monday, July 13, 2026 – 2:00 p.m.

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The Regular Meeting of the **Diamond Hill Community Development District** will be held **at the Diamond Hill Community Center, 2902 Copper Height Ct., Valrico, FL 33594**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Teams Meeting Information**

[Join the meeting now](#)

**Meeting ID:** 246 137 288 461 6      **Passcode:** H7TS6rU9

- 1. Call to Order and Roll Call**
- 2. Public Comments**  
*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. Business Administration**
  - A. Consideration of May 11,2026, Regular Meeting Minutes .....Page 3
  - B. Review of June 19, 2026, Cash Flow Analysis .....Page 7
  - C. Review of June 19, 2026, Financial Snapshot .....Page 8
  - D. Acceptance of the April - May 2026 Financial Statements .....Page 9
- 4. Staff Reports**
  - A. Aquatics Inspection Report May - June 2026.....Page 36
  - B. Landscape
  - C. District Engineer
  - D. District Counsel
  - E. District Manager
- 5. Business Items**
  - A. Ratification of Tyger’s Lawn & Tree Service – Tree Removal Invoice.....Page 56
- 6. Supervisor Requests**
- 7. Adjournment**

*The next meeting is scheduled for Wednesday, August 19, 2026, at 2:00 p.m.*

**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, May 11, 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	Nivas Muthineni	Board Supervisor, Assistant Secretary

10

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

12	Samantha Zaroni	District Manager, Inframark
13	Jerry Whited	District Engineer-BDI
14	Gumaro Constantino	Prominent View, Landscape ( <i>via teams</i> )
15	Residents and Members of the Public	

16

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

20

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

22 Ms. Zaroni called to order at 2:01 p.m. and conducted roll call. A quorum was established.

23

24 **SECOND ORDER OF BUSINESS** **Audience Comments**

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

26

27 **THIRD ORDER OF BUSINESS** **Business Administration**

28 **A. Consideration of Regular Meeting Minutes from March 9, 2026**

On MOTION by Ms. Dunn, seconded by Mr. Parsi, with all in favor, motion to approve the March 9, 2026, meeting minutes carried. 4-0

29

30 **B. Consideration of March 2026 Financial Statements**

31 Ms. Zaroni reviewed the March 2026 financial statements with the Board and there were no  
32 questions.

33

34

35

36

37 **C. Consideration of March 2026 Check Register**

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to approve the March 2026 Check Register carried. 4-0

38

39 **D. Review of March 2026 Financial Snapshot**

40 Ms. Zaroni reviewed the March 2026 financial snapshot with the Board and there were no  
41 questions.

42

43 **FOURTH ORDER OF BUSINESS** **Staff Reports**

44 **A. Aquatics Report March – April 2026**

45 Ms. Zaroni reviewed the March and April 2026 aquatics report with the Board and there were no  
46 questions.

47

48 **i. Premier Lakes Work Order #1086639130**

49 Ms. Zaroni reviewed the Premier Lakes Work Order #1086639130 with the Board and there were  
50 no questions.

51

52 **B. Landscape**

53 Mr. Constantino presented landscape updates to the Board and answered their questions. He  
54 advised that some plant material is returning and that replacing any dead plant material is not in the  
55 District's best interest with the current drought conditions.

56 Mr. Constantino advised the Board that Pond 1100 rip rap was completed.

57

58 **i. Consideration of Prominent View East/West Gate Landscape Enhancement**  
59 **Proposals**

60 **a. Plant Replacement East Gate Proposal #1209**

61 **b. Plant Replacement West Gate Proposal #1210**

62 **c. Mulch East and West Entrance Landscape Beds Proposal #1211**

63 The proposals were tabled.

64

65 **ii. Review of Green Life February 2026 Fertilizer Application Report**

66 The Board had no questions.

67

68 **C. District Engineer**

69 Mr. Whited presented a proposal from Finn Outdoor regarding the pond erosion at Pond 1300 and  
70 advised that there is no immediate need for completion. However, it needs to be in the budget for the  
71 upcoming fiscal year.

72

73 **D. District Counsel**

74 District Counsel was not present. No updates.

75

76 **E. District Manager**

77 Ms. Zanoni announced that the next meeting is scheduled for June 8, 2026. The Board decided to  
78 cancel this meeting.

79

80 **i. Registered Voters Count (994)**

81 Ms. Zanoni announced that the registered voters count for the District was 994. The Board had no  
82 questions.

83

84 **FIFTH ORDER OF BUSINESS Business Items**

85 **A. Consideration of Resolution 2026-09; Approving FY2026-2027 Proposed Budget and**  
86 **Setting Public Hearing**

On MOTION by Mr. Parsi, seconded by Ms. Dunn, with all in favor, motion to adopt Resolution 2026-09; Approving FY2026-2027 Proposed Budget and Setting Public Hearing carried. 4-0

87

On MOTION by Mr. Parsi, seconded by Mr. Muthineni, with all in favor, motion to change the Budget Public Hearing date from August 10, 2026, to August 19, 2026, at 2:00 p.m. carried. 4-0

88

89 **i. Exhibit A – FY2026-2027 Proposed Budget**

90 Discussion ensued between Ms. Zanoni and the Board regarding the Fiscal Year 2027 budget.  
91 Minor changes were made.

On MOTION by Ms. Dunn, seconded by Mr. Muthineni, with all in favor, motion to carry forward from the fund balance to cover the assessment increase carried. 4-0

92

93 **SIXTH ORDER OF BUSINESS** **Supervisor Request**

94 The Board had no requests.

95

96 **SEVENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, meeting was adjourned at 2:27 p.m.

97

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103 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_   
Chairman / Vice Chairman

Diamond Hill  
Cash Flow Projection  
6/19/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Valley National Bank	85,622.05	3.56%
MMA - BankUnited	891,508.93	3.40%
Less: Current Outstanding AP	-	
Estimated Cash Available Today	<u>977,130.98</u>	
Outstanding FY26 Tax Roll	6,629.00	
Estimated Total Cash Available with Tax Roll	<u>983,759.98</u>	
<b><u>Projections:</u></b>		
Monthly Average Spend (October - May)	10,840.00	
Total Monthly Average Spend	<u>10,840.00</u>	
Average Spend to YE (3 months July -September)	(32,520.00)	
<b>Expected Cash Flow at YE (9/30/26)</b>	<u><b>951,239.98</b></u>	
Average Spend 1st QTR FY27 (3 mos avg spend)	32,520.00	
<b>Expected Need through 1st QTR FY27</b>	<u><b>918,719.98</b></u>	
<i>*tax roll revenue for the new FY is received in December</i>		

# DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 19, 2026

- **Current Cash Balances:**
  - Valley National Bank Operating: \$85,662
  - BankUnited MM: \$891,509
- **Cash with Fiscal Agent:**
  - Assessments of \$4,112 were sent to trustee at the end of May, which will be reflected in the June financial report.
- **Assessment collections:**
  - We are 98% fully collected on the tax roll including assessments of \$10,963 which were received in June.
- **Audit – FY 2025:**
  - This audit has been completed.
- **Expenses:**
  - Current expenses make up about 64% of the annual budget through the end of May 2026.  
Total expenses for the first 8 months are approximately \$130,082.

***Diamond Hill  
Community  
Development  
District***

***Financial Report***

***April 30, 2026***

**CLEAR PARTNERSHIPS**



**DIAMOND HILL**

Community Development District

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

**Financial Statements**

(Unaudited)

*April 30, 2026*

# DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet Governmental Funds April 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>				
Cash - Checking Account	\$ 107,103	\$ -	\$ -	\$ 107,103
Due From Other Funds	128,119	-	4,112	132,231
Investments:				
Money Market Account	888,983	-	-	888,983
Operating Reserve	-	202,776	-	202,776
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	313,476	313,476
Prepaid Items	1,966	-	-	1,966
<b>TOTAL ASSETS</b>	<b>\$ 1,126,171</b>	<b>\$ 202,776</b>	<b>\$ 338,358</b>	<b>\$ 1,667,305</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 4,733	\$ -	\$ -	\$ 4,733
Accrued Expenses	80	-	-	80
Due To Other Funds	-	132,231	-	132,231
<b>TOTAL LIABILITIES</b>	<b>4,813</b>	<b>132,231</b>	<b>-</b>	<b>137,044</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	1,966	-	-	1,966
<b>Restricted for:</b>				
Debt Service	-	-	338,358	338,358
<b>Assigned to:</b>				
Operating Reserves	61,632	-	-	61,632
<b>Unassigned:</b>				
	1,057,760	70,545	-	1,128,305
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,121,358</b>	<b>\$ 70,545</b>	<b>\$ 338,358</b>	<b>\$ 1,530,261</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,126,171</b>	<b>\$ 202,776</b>	<b>\$ 338,358</b>	<b>\$ 1,667,305</b>

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

### Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 25,000	\$ 14,583	\$ 21,863	\$ 7,280	87.45%
Interest - Tax Collector	-	-	422	422	0.00%
Special Assmnts- Tax Collector	213,655	213,655	207,378	(6,277)	97.06%
Special Assmnts- Discounts	(8,546)	(8,546)	(7,958)	588	93.12%
Other Miscellaneous Revenues	-	-	3,663	3,663	0.00%
<b>TOTAL REVENUES</b>	<b>230,109</b>	<b>219,692</b>	<b>225,368</b>	<b>5,676</b>	<b>97.94%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	12,000	6,857	3,000	3,857	25.00%
FICA Taxes	536	306	61	245	11.38%
ProfServ-Engineering	15,000	8,750	8,330	420	55.53%
ProfServ-Legal Services	7,500	4,375	2,495	1,880	33.27%
ProfServ-Mgmt Consulting	46,956	27,391	27,391	-	58.33%
ProfServ-Trustee Fees	4,000	4,000	3,933	67	98.33%
Auditing Services	3,500	3,500	-	3,500	0.00%
Website Hosting/Email services	2,000	1,167	769	398	38.45%
Public Officials Insurance	3,405	3,405	3,209	196	94.24%
Legal Advertising	3,000	1,750	-	1,750	0.00%
Misc-Assessment Collection Cost	4,273	4,273	3,988	285	93.33%
Miscellaneous Expenses	3,000	1,750	434	1,316	14.47%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>105,345</b>	<b>67,699</b>	<b>53,785</b>	<b>13,914</b>	<b>51.06%</b>
<b>Electric Utility Services</b>					
Utility Services	1,500	875	583	292	38.87%
<b>Total Electric Utility Services</b>	<b>1,500</b>	<b>875</b>	<b>583</b>	<b>292</b>	<b>38.87%</b>
<b>Stormwater Control</b>					
R&M-Stormwater System	4,000	2,333	-	2,333	0.00%
R&M Lake & Pond Bank	3,500	2,042	5,100	(3,058)	145.71%
Aquatic Maintenance	10,200	5,950	6,034	(84)	59.16%
Aquatic Plant Replacement	1,000	583	-	583	0.00%
Miscellaneous Expenses	8,236	4,804	-	4,804	0.00%
<b>Total Stormwater Control</b>	<b>26,936</b>	<b>15,712</b>	<b>11,134</b>	<b>4,578</b>	<b>41.34%</b>

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

### Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>					
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	1,167	-	1,167	0.00%
R&M-Well Maintenance	2,000	1,167	-	1,167	0.00%
Landscape Maintenance	54,000	31,500	36,000	(4,500)	66.67%
Landscape Replacement	7,000	4,083	3,800	283	54.29%
Entry & Walls Maintenance	1,500	875	-	875	0.00%
Holiday Decoration	1,500	1,500	-	1,500	0.00%
Ornamental Lighting & Maint.	1,000	583	-	583	0.00%
Miscellaneous Expenses	8,000	4,667	3,731	936	46.64%
<b>Total Other Physical Environment</b>	<b>83,570</b>	<b>52,112</b>	<b>49,157</b>	<b>2,955</b>	<b>58.82%</b>
<b><u>Contingency</u></b>					
Misc-Contingency	9,176	5,353	-	5,353	0.00%
<b>Total Contingency</b>	<b>9,176</b>	<b>5,353</b>	<b>-</b>	<b>5,353</b>	<b>0.00%</b>
<b><u>Reserves</u></b>					
Capital Reserve	20,000	20,000	-	20,000	0.00%
<b>Total Reserves</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>246,527</b>	<b>161,751</b>	<b>114,659</b>	<b>47,092</b>	<b>46.51%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(16,418)	57,941	110,709	52,768	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(16,418)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(16,418)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (16,418)	\$ 57,941	\$ 110,709	\$ 52,768	0.00%
<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>\$ 1,068,590</b>	<b>\$ 1,121,358</b>		

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

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### Statement of Revenues, Expenditures and Changes in Fund Balances

Reserve Fund

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 2,776	\$ 2,776	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>2,776</b>	<b>2,776</b>	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	2,776	2,776	0.00%
Net change in fund balance	\$ -	\$ -	\$ 2,776	\$ 2,776	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>67,769</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,545</b>		

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

### Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2013 Debt Service Fund  
For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ -	\$ 4,297	\$ 4,297	0.00%
Special Assmnts- Tax Collector	220,961	220,961	214,469	(6,492)	97.06%
Special Assmnts- Discounts	(8,838)	(8,838)	(8,230)	608	93.12%
<b>TOTAL REVENUES</b>	<b>212,123</b>	<b>212,123</b>	<b>210,536</b>	<b>(1,587)</b>	<b>99.25%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	4,419	4,419	4,125	294	93.35%
<b>Total Administration</b>	<b>4,419</b>	<b>4,419</b>	<b>4,125</b>	<b>294</b>	<b>93.35%</b>
<b>Debt Service</b>					
Principal Debt Retirement	155,000	-	-	-	0.00%
Interest Expense	50,622	25,311	25,311	-	50.00%
<b>Total Debt Service</b>	<b>205,622</b>	<b>25,311</b>	<b>25,311</b>	<b>-</b>	<b>12.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>210,041</b>	<b>29,730</b>	<b>29,436</b>	<b>294</b>	<b>14.01%</b>
Excess (deficiency) of revenues Over (under) expenditures	2,082	182,393	181,100	(1,293)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	2,082	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,082</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 2,082	\$ 182,393	\$ 181,100	\$ (1,293)	0.00%
<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>\$ 339,651</b>	<b>\$ 338,358</b>		

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

**Supporting Schedules**

*April 30, 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
02/04/26	\$ 3,899	\$ 81	\$ 80	\$ 4,060	\$ 1,996	\$ 2,064
03/05/26	\$ 2,858	\$ 29	\$ 58	\$ 2,945	\$ 1,448	\$ 1,497
04/07/26	\$ 8,088	\$ -	\$ 165	\$ 8,253	\$ 4,057	\$ 4,196
<b>TOTAL</b>	<b>\$ 397,546</b>	<b>\$ 16,187</b>	<b>\$ 8,113</b>	<b>\$ 421,847</b>	<b>\$ 207,378</b>	<b>\$ 214,469</b>
% COLLECTED				97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 12,770</b>	<b>\$ 6,277</b>	<b>\$ 6,492</b>

**DIAMOND HILL**

Community Development District

**ALL FUNDS****Cash and Investment Report***April 30, 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	3.56%	\$ 107,103
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.56%	\$ 202,776
<b>GF Subtotal</b>					<b>\$ 309,879</b>
Money Market Account	BankUnited	Business MMA	n/a	3.35%	\$ 888,983
<b>MMA Subtotal</b>					<b>\$ 888,983</b>

**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	3.54%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.54%	\$ 313,476
<b>DS Subtotal</b>					<b>\$ 334,245</b>
<b>Total</b>					<b>\$ 1,533,108</b>

# Bank Account Statement

Diamond Hill CDD

**Bank Account No.** 7828

**Statement No.** 04-26

**Statement Date** 04/30/2026

<b>G/L Account No. 101001 Balance</b>	107,103.09	<b>Statement Balance</b>	114,457.79
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	114,457.79
<b>Subtotal</b>	107,103.09	<b>Outstanding Checks</b>	-7,354.70
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	107,103.09
<b>Ending G/L Balance</b>	107,103.09		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
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
04/09/2026	Payment	100163	LINDA DUNN	Inv: LD-032725			-184.70
04/20/2026	Payment	100165	BRLETIC DVORAK INC	Inv: 2393			-1,170.00
<b>Total Outstanding Checks</b>							-7,354.70
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

<b>DIAMOND HILL CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
BRLETIC DVORAK INC	3/31/2026	2393	\$1,170.00			March 2026- District Engineer
INFRAMARK LLC	4/1/2026	175459	\$3,913.00			April 2026- District Invoice
LINDA DUNN	3/30/2026	LD-032725	\$184.70			Board Member Replacement Check from 3/27/25
PREMIER LAKES INC	3/31/2026	3635	\$878.00			April 2026- Aquatics
PROMINENT VIEW LANDSCAPE AND DESIGN LLC	4/1/2026	5210	\$1,500.00			Feb 2026- Fert and Pest Control
PROMINENT VIEW LANDSCAPE AND DESIGN LLC	3/15/2026	5199	\$4,500.00		\$6,000.00	April 2026- Landscape Contract
STRALEY ROBIN VERICKER	4/17/2026	28230	\$755.00			March 2026- District Counsel
TECO	4/1/2026	040126-1895-ACH	\$74.64			2/26-3/26/26
<b>Miscellaneous Subtotal</b>			<b>\$12,975.34</b>			
<b>TOTAL</b>						
			<b>\$12,975.34</b>			

***Diamond Hill  
Community  
Development  
District***

***Financial Report***

***May 31, 2026***

**CLEAR PARTNERSHIPS**



**DIAMOND HILL**

Community Development District

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

**Financial Statements**

(Unaudited)

*May 31, 2026*

**DIAMOND HILL**

Community Development District

**Governmental Funds****Balance Sheet**  
May 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>RESERVE FUND</b>	<b>SERIES 2013 DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>				
Cash - Checking Account	\$ 85,981	\$ -	\$ -	\$ 85,981
Cash with Fiscal Agent	-	-	4,112	4,112
Due From Other Funds	131,251	-	980	132,231
Investments:				
Money Market Account	891,509	-	-	891,509
Operating Reserve	-	203,379	-	203,379
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	134,137	134,137
Prepaid Items	1,966	-	-	1,966
<b>TOTAL ASSETS</b>	<b>\$ 1,110,707</b>	<b>\$ 203,379</b>	<b>\$ 159,999</b>	<b>\$ 1,474,085</b>
<b>LIABILITIES</b>				
Accounts Payable	\$ 885	\$ -	\$ -	\$ 885
Accrued Expenses	80	-	-	80
Due To Other Funds	-	132,231	-	132,231
<b>TOTAL LIABILITIES</b>	<b>965</b>	<b>132,231</b>	<b>-</b>	<b>133,196</b>
<b>FUND BALANCES</b>				
<b>Nonspendable:</b>				
Prepaid Items	1,966	-	-	1,966
<b>Restricted for:</b>				
Debt Service	-	-	159,999	159,999
<b>Assigned to:</b>				
Operating Reserves	61,632	-	-	61,632
<b>Unassigned:</b>	1,046,144	71,148	-	1,117,292
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,109,742</b>	<b>\$ 71,148</b>	<b>\$ 159,999</b>	<b>\$ 1,340,889</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,110,707</b>	<b>\$ 203,379</b>	<b>\$ 159,999</b>	<b>\$ 1,474,085</b>

**DIAMOND HILL**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 25,000	\$ 16,667	\$ 24,703	\$ 8,036	98.81%
Interest - Tax Collector	-	-	422	422	0.00%
Special Assmnts- Tax Collector	213,655	213,655	208,317	(5,338)	97.50%
Special Assmnts- Discounts	(8,546)	(8,546)	(7,930)	616	92.79%
Other Miscellaneous Revenues	-	-	3,663	3,663	0.00%
<b>TOTAL REVENUES</b>	<b>230,109</b>	<b>221,776</b>	<b>229,175</b>	<b>7,399</b>	<b>99.59%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	12,000	6,857	4,000	2,857	33.33%
FICA Taxes	536	306	61	245	11.38%
ProfServ-Engineering	15,000	10,000	9,770	230	65.13%
ProfServ-Legal Services	7,500	5,000	2,648	2,352	35.31%
ProfServ-Mgmt Consulting	46,956	31,304	31,304	-	66.67%
ProfServ-Trustee Fees	4,000	4,000	3,933	67	98.33%
Auditing Services	3,500	3,500	3,275	225	93.57%
Website Hosting/Email services	2,000	1,333	769	564	38.45%
Public Officials Insurance	3,405	3,405	3,209	196	94.24%
Legal Advertising	3,000	2,000	85	1,915	2.83%
Misc-Assessment Collection Cost	4,273	4,273	4,008	265	93.80%
Miscellaneous Expenses	3,000	2,000	434	1,566	14.47%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>105,345</b>	<b>74,153</b>	<b>63,671</b>	<b>10,482</b>	<b>60.44%</b>
<b><u>Electric Utility Services</u></b>					
Utility Services	1,500	1,000	742	258	49.47%
<b>Total Electric Utility Services</b>	<b>1,500</b>	<b>1,000</b>	<b>742</b>	<b>258</b>	<b>49.47%</b>
<b><u>Stormwater Control</u></b>					
R&M-Stormwater System	4,000	2,667	-	2,667	0.00%
R&M Lake & Pond Bank	3,500	2,333	5,100	(2,767)	145.71%
Aquatic Maintenance	10,200	6,800	6,912	(112)	67.76%
Aquatic Plant Replacement	1,000	667	-	667	0.00%
Miscellaneous Expenses	8,236	5,491	-	5,491	0.00%
<b>Total Stormwater Control</b>	<b>26,936</b>	<b>17,958</b>	<b>12,012</b>	<b>5,946</b>	<b>44.59%</b>

**DIAMOND HILL**

Community Development District

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

For the Period Ending May 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>Other Physical Environment</u></b>					
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	1,333	-	1,333	0.00%
R&M-Well Maintenance	2,000	1,333	-	1,333	0.00%
Landscape Maintenance	54,000	36,000	40,500	(4,500)	75.00%
Landscape Replacement	7,000	4,667	3,800	867	54.29%
Entry & Walls Maintenance	1,500	1,000	-	1,000	0.00%
Holiday Decoration	1,500	1,500	-	1,500	0.00%
Ornamental Lighting & Maint.	1,000	667	-	667	0.00%
Miscellaneous Expenses	8,000	5,333	3,731	1,602	46.64%
<b>Total Other Physical Environment</b>	<b>83,570</b>	<b>58,403</b>	<b>53,657</b>	<b>4,746</b>	<b>64.21%</b>
<b><u>Contingency</u></b>					
Misc-Contingency	9,176	6,117	-	6,117	0.00%
<b>Total Contingency</b>	<b>9,176</b>	<b>6,117</b>	<b>-</b>	<b>6,117</b>	<b>0.00%</b>
<b><u>Reserves</u></b>					
Capital Reserve	20,000	20,000	-	20,000	0.00%
<b>Total Reserves</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>20,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>246,527</b>	<b>177,631</b>	<b>130,082</b>	<b>47,549</b>	<b>52.77%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(16,418)	44,145	99,093	54,948	0.00%
Net change in fund balance	\$ (16,418)	\$ 44,145	\$ 99,093	\$ 54,948	0.00%
<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>\$ 1,054,794</b>	<b>\$ 1,109,742</b>		

**DIAMOND HILL**

Community Development District

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

For the Period Ending May 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>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 3,379	\$ 3,379	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>3,379</b>	<b>3,379</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	3,379	3,379	0.00%
Net change in fund balance	\$ -	\$ -	\$ 3,379	\$ 3,379	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>67,769</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,148</b>		

**DIAMOND HILL**

Community Development District

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

For the Period Ending May 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ 5,268	\$ 5,268	0.00%
Special Assmnts- Tax Collector	220,961	220,961	215,441	(5,520)	97.50%
Special Assmnts- Discounts	(8,838)	(8,838)	(8,201)	637	92.79%
<b>TOTAL REVENUES</b>	<b>212,123</b>	<b>212,123</b>	<b>212,508</b>	<b>385</b>	<b>100.18%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	4,419	4,419	4,145	274	93.80%
<b>Total Administration</b>	<b>4,419</b>	<b>4,419</b>	<b>4,145</b>	<b>274</b>	<b>93.80%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	50,622	50,622	50,622	-	100.00%
<b>Total Debt Service</b>	<b>205,622</b>	<b>205,622</b>	<b>205,622</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>210,041</b>	<b>210,041</b>	<b>209,767</b>	<b>274</b>	<b>99.87%</b>
Excess (deficiency) of revenues Over (under) expenditures	2,082	2,082	2,741	659	0.00%
Net change in fund balance	\$ 2,082	\$ 2,082	\$ 2,741	\$ 659	0.00%
<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>\$ 159,340</b>	<b>\$ 159,999</b>		

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

**Supporting Schedules**

*May 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
02/04/26	\$ 3,899	\$ 81	\$ 80	\$ 4,060	\$ 1,996	\$ 2,064
03/05/26	\$ 2,858	\$ 29	\$ 58	\$ 2,945	\$ 1,448	\$ 1,497
04/07/26	\$ 8,088	\$ -	\$ 165	\$ 8,253	\$ 4,057	\$ 4,196
05/05/26	\$ 1,928	\$ (57)	\$ 39	\$ 1,910	\$ 939	\$ 971
<b>TOTAL</b>	<b>\$ 399,475</b>	<b>\$ 16,130</b>	<b>\$ 8,153</b>	<b>\$ 423,757</b>	<b>\$ 208,317</b>	<b>\$ 215,441</b>
% COLLECTED				98%	98%	98%
<b>TOTAL OUTSTANDING</b>				<b>\$ 10,859</b>	<b>\$ 5,338</b>	<b>\$ 5,521</b>

**DIAMOND HILL**

Community Development District

**ALL FUNDS****Cash and Investment Report***April 30, 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	3.56%	\$ 85,981
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.56%	\$ 203,379
<b>GF Subtotal</b>					<b>\$ 289,360</b>
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 891,509
<b>MMA Subtotal</b>					<b>\$ 891,509</b>

**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%	\$ 134,137
<b>DS Subtotal</b>					<b>\$ 154,906</b>
<b>Total</b>					<b>\$ 1,335,776</b>

# Bank Account Statement

Diamond Hill CDD

**Bank Account No.** 7828

**Statement No.** 05 - 26

**Statement Date**

05/31/2026

<b>G/L Account No. 101001 Balance</b>	85,980.91	<b>Statement Balance</b>	97,212.84
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	97,212.84
<b>Subtotal</b>	85,980.91	<b>Outstanding Checks</b>	-11,231.93
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	85,980.91
<b>Ending G/L Balance</b>	85,980.91		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
05/14/2026	Payment	1155	MICHAEL T HONER	Payment of Invoice 000435			-200.00
05/14/2026	Payment	1156	SRINIVAS PARSI	Payment of Invoice 000437			-200.00
05/21/2026	Payment	100170	BRLETIC DVORAK INC	Inv: 2442			-720.00
05/28/2026	Payment	1159	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Payment of Invoice 000378			-4,500.00
05/28/2026	Payment	1160	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Payment of Invoice 000386			-1,500.00
05/28/2026	Payment	1161	Diamond Hill CDD C/O US Bank	Payment of Invoice 000446			-4,111.93
<b>Total Outstanding Checks</b>							-11,231.93
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

## DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 100167</b>								
001	05/07/26	PREMIER LAKES INC	3777	May 2026- Aquatics	Aquatic Maintenance	546995-53805	\$878.00	
							<b>Check Total</b>	<u>\$878.00</u>
<b>CHECK # 100168</b>								
001	05/07/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5219	May 2026- Landscape Contract	Landscape Maintenance	546300-53908	\$4,500.00	
001	05/07/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5177	March 2026- Stump Grinding at Pond 1500	Miscellaneous Expenses	549999-53805	\$800.00	
							<b>Check Total</b>	<u>\$5,300.00</u>
<b>CHECK # 100169</b>								
001	05/07/26	INFRAMARK LLC	178498	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00	
							<b>Check Total</b>	<u>\$3,913.00</u>
<b>CHECK # 100170</b>								
001	05/21/26	BRLETIC DVORAK INC	2442	April 2026- District Engineer	ProfServ-Engineering	531013-51501	\$720.00	
							<b>Check Total</b>	<u>\$720.00</u>
<b>CHECK # 100171</b>								
001	05/21/26	STRALEY ROBIN VERICKER	28401	April 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$152.50	
							<b>Check Total</b>	<u>\$152.50</u>
<b>CHECK # 100172</b>								
001	05/21/26	BERGER TOOMBS ELAM	376547	Sept 25 Audit Services	Auditing Services	532002-51301	\$3,275.00	
							<b>Check Total</b>	<u>\$3,275.00</u>
<b>CHECK # 1153</b>								
001	05/06/26	U.S. BANK	8158024	Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$1,966.44	
001	05/06/26	U.S. BANK	8158024	Trustee Fees	Prepaid Items	155000	\$1,966.44	
							<b>Check Total</b>	<u>\$3,932.88</u>
<b>CHECK # 1154</b>								
001	05/14/26	LINDA DUNN	LD-051126	BOARD 05/11/2026	P/R-Board of Supervisors	511001-51301	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1155</b>								
001	05/14/26	MICHAEL T HONER	MH-051126	BOARD 05/11/2026	P/R-Board of Supervisors	511001-51301	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1156</b>								
001	05/14/26	SRINIVAS PARSII	SP-051126	BOARD 05/11/2026	P/R-Board of Supervisors	511001-51301	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1157</b>								
001	05/14/26	SRINIVASA MUTHINENI	NM-030926	BOARD 3/9/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 1158</b>								
001	05/14/26	SRINIVASA MUTHINENI	SM-051126	BOARD 5/11/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # 1159</b>								
001	05/28/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5066	Jan 2025- Landscape Contract	Landscape Maintenance	546300-53908	\$4,500.00	
							<b>Check Total</b>	<u>\$4,500.00</u>
<b>CHECK # 1160</b>								
001	05/28/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5085	Dec 2025- Fert & Pest Application	Landscape Maintenance	546300-53908	\$1,500.00	
							<b>Check Total</b>	<u>\$1,500.00</u>
<b>CHECK # 300014</b>								
001	05/22/26	TECO	050126-1895-ACH	3/27-4/27/26	Utility Services	543063-53100	\$79.42	
							<b>Check Total</b>	<u>\$79.42</u>
							<b>Fund Total</b>	<u><u>\$25,250.80</u></u>

**SERIES 2013 DEBT SERVICE FUND - 201**

<b>CHECK # 1161</b>								
201	05/28/26	Diamond Hill CDD C/O US Bank	040726-6002	Trsf 2013 DS Assessments	Due From Other Funds	131000	\$4,111.93	
							<b>Check Total</b>	<u>\$4,111.93</u>
							<b>Fund Total</b>	<u><u>\$4,111.93</u></u>

<b>Total Checks Paid</b>	<b>\$29,362.73</b>
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## Diamond Hill CDD

### Aquatics Report

5/29/2026

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

CustomerSupport@PremierLakesFL.com

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



1/10



**Comments:**

Shoreline weeds observed.

**Action Required**

Shoreline weed treatment

**Target:**

Torpedo grass and broadleaf weeds

2/20



**Comments:**

This pond is in good condition. Previously treated Hydrilla is gone.

**Action Required**

Routine Maintenance

**Target:**

CustomerSupport@PremierLakesFL.com 844-525-3735



3/30



**Comments:**

This pond is good condition.

**Action Required**

Routine Maintenance

**Target:**

4/30



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

CustomerSupport@PremierLakesFL.com 844-525-3735



5/40



**Comments:**

This pond is in good condition. American Water Lotus has begun to grow, which is a native. We will keep it contained, but will allow it to be there. The flowers and lilies are large.

**Action Required**

Routine Maintenance

**Target:**

6/1400



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**



7/1475



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**

8/1000



**Comments:**

This pond is still dry, but water levels are rising. I recommend one last mowing prior to summer.

**Action Required**

One more mowing, and then routine maintenance

**Target:**



9/1100



**Comments:**

This pond is no longer dry, we will begin spraying.

**Action Required**

Shoreline weed treatment.

**Target:**

Grasses and broadleaf weeds

10/1100



**Comments:**

This pond is no longer dry, we will begin spraying.

**Action Required**

Shoreline weed treatment

**Target:**

Grasses and broadleaf weeds.



11/1100



**Comments:**

This pond is still dry, but water levels are rising. I recommend one last mowing prior to summer.

**Action Required**

One more mowing and then we will begin spraying.

**Target:**

12/1200



**Comments:**

This pond is in good condition. Some weeds beginning to grow within littoral shelf will be sprayed this month.

**Action Required**

Selective Littoral Treatment.

**Target:**

Torpedo Grass



13/1350



**Comments:**

This pond is still mostly dry, but water levels are rising. I recommend one last mowing prior to summer.

**Action Required**

One more mowing and then we will begin spraying

**Target:**

14/1300



**Comments:**

This pond is in good condition with minor algae forming.

**Action Required**

Algae Treatment

**Target:**

Filamentous Algae



15/1450



**Comments:**

This pond is dry and should continue to be mowed. In good condition.

**Action Required**

None at this time.

**Target:**

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CustomerSupport@PremierLakesFL.com 844-525-3735



## Management Summ.

Water levels have significantly increased since last month. Some of the dry ponds are beginning to hold varying levels of water. We have recommended some ponds get one (maybe two depending on rain) more mowing's prior to our team taking them over for routine spraying.

Overall, the property is in great shape heading into summer with very minimal shoreline weeds, algae, or submerged vegetation. All drainage structures look good to ensure proper water flow for summer rains.

We appreciate your business!



## Diamond Hill CDD

### Aquatics Report

6/25/2026

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

CustomerSupport@PremierLakesFL.com

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



1/10



**Comments:**

No picture available. Lightning from storm prevented me from safely surveying this pond during the inspection.

**Action Required**

**Target:**

2/20



**Comments:**

No picture available. Lightning from storm prevented me from safely surveying this pond during the inspection.

**Action Required**

**Target:**



3/30



**Comments:**

This pond is good condition.

**Action Required**

Routine Maintenance

**Target:**

4/30



**Comments:**

This pond is in good condition.

**Action Required**

Routine Maintenance

**Target:**



5/40



**Comments:**

Minor shoreline grasses observed in the site. Lily pads look great and will contain as needed to prevent total site coverage.

**Action Required**

Routine Maintenance

**Target:**

6/1400



**Comments:**

This pond has gained some water but looks good.

**Action Required**

Routine Maintenance

**Target:**



7/1475



**Comments:**

Some planktonic algae growth in site that will be addressed during next visit. Minimal shoreline weeds.

**Action Required**

Routine Maintenance

**Target:**

Planktonic algae growth

8/1000



**Comments:**

This pond has dried up again. Recommend mowing until water comes up.

**Action Required**

One more mowing, and then routine None at this time.

**Target:**

CustomerSupport@PremierLakesFL.com 844-525-3735



9/1100



**Comments:**

This pond has dried up again. Recommend mowing until water comes up.

**Action Required**

None at this time.

**Target:**

10/1100



**Comments:**

This pond has dried up again. Recommend mowing until water comes up.

**Action Required**

None at this time.

**Target:**



11/1100



**Comments:**

This pond has dried up again. Recommend mowing until water comes up.

**Action Required**

None at this time.

**Target:**

12/1200



**Comments:**

Site looks good, great coverage of native vegetation. Will continue selective treatment.

**Action Required**

Selective Littoral Treatment.

**Target:**

Torpedo Grass



13/1350



**Comments:**

This pond has dried up again. Recommend mowing until water comes up.

**Action Required**

None at this time.

**Target:**

14/1300



**Comments:**

Pond is drying up but algae has popped up and windblown into one section.

**Action Required**

Algae Treatment

**Target:**

Filamentous Algae



15/1450



**Comments:**

This pond is dry and should continue to be mowed. In good condition.

**Action Required**

None at this time.

**Target:**



**Comments:**

**Action Required**

**Target:**

CustomerSupport@PremierLakesFL.com 844-525-3735



## Management Summary

Water levels have continued to decrease from the little amount we gained from early May showers. Most of the dry ponds have once again gone dry and will require continued mowing until we receive consistent water.

Overall, the property is in great shape heading into summer with very minimal shoreline weeds, algae, or submerged vegetation. All drainage structures look good to ensure proper water flow for summer rains.

Unfortunately, you may notice that there was storms around during the time of inspection. It began raining when I was at lakes 3 and 4, and had picked up substantially after that. Lighting was too close to safely take anymore pictures, so I was unable to reach lakes 2 & 1 during this inspection.

We appreciate your business!

# Tyger's Lawn & Tree Service, LLC

P.O. Box 258 Valrico, FL 33595

info@TygersLawn-TreeService.com

863-508-9043



## INVOICE

CONTACT NAME: <u>Diamond Hill CDD</u>		JOB ADDRESS: <u>DIAMOND Hill Subdivision</u>	
CONTACT ADDRESS: <u>ATTN: Michael</u>		CITY: <u>Valrico</u>	STATE: <u>FL</u> ZIP: <u>33594</u>
CITY:	STATE:	ZIP:	PHONE: <u>813.323.3048</u> EMAIL:

### JOB DESCRIPTION / SITE LAYOUT

Remove Hazardous tree in common area

Was struck by lightning

Haul away debris

MAP	NOTES
	<u>cell 863 508 9043</u>

SIGNATURE: <u>[Signature]</u>	TOTAL	<u>\$160.00</u>
	DEPOSIT (NON REFUNDABLE)	<u>\$150.00</u>
	BALANCE DUE UPON COMPLETION	<u>\$150.00</u>
DATE: <u>6-15-26</u>		

- We strive for low impact for lawns but that is not always possible.** Damage includes but is not limited to tracks/indentations/grooves from lift/tractor/crew (from moving across or remaining in place). The damage potential is exacerbated by wet lawns or sugar sand lawns. If concerned about damage, discuss desire for plywood road to decrease damage potential prior to signing work order. (initial \_\_\_\_\_)
- If stump grinding is ordered, stump grindings will be left on site.** Tyger's Lawn and Tree Service not remove/clear stump grindings. They will be mounded on top of tree site. (initial \_\_\_\_\_)
- Scheduled date could change last minute.** Weather, tree emergencies, equipment issues, and crew health all play a factor in our schedule, especially during the summer months. Be aware that your scheduled date may change unexpectedly. (initial \_\_\_\_\_)
- List and disclaim all underground installations.** Tyger's Lawn and Tree Service is not liable for damage to underground installations including but not limited to: septic, drain fields, water lines, and sprinkler systems. (initial \_\_\_\_\_)

#### LIST UNDERGROUND INSTALLATIONS AND LOCATIONS