



Diamond Hill Community Development District

August 19, 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 Zaroni, District Manager
Cari Webster, District Counsel
Jerry Whited, District Engineer
Diana Lopez, District Accountant
Tabitha Blackwelder, Administrative Assistant

Revised Meeting Agenda Wednesday August 19, 2026 – 2:00 p.m.

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: 254 236 073 030 898 **Passcode:** w876vk9Z

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

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. Public Hearing on FY 2027 Budget and Levying O&M Assessments

- A. Open Public Hearing
- B. Consideration of Resolution 2026-10; Adopting FY2027 Final Budget..... Page 3
 - i. Exhibit A – FY2027 Final Budget..... Page 6
- C. Consideration of Resolution 2026-11; Levying O&M Assessment..... Page 22
- D. Close Public Hearing

4. Consent Agenda

- A. Consideration of June 13, 2026, Regular Meeting Minutes Page 25
- B. Acceptance of June 2026 – July 2026 Financial Statement & Check Register..... Page 28

5. Staff Reports

- A. Aquatics Inspection Report June 2026..... Page 55
- B. Landscape
 - i. Consideration of Prominent View Trim and Elevate Oak Tree at East Gate Proposal #1249 Page 65
- C. District Engineer
- D. District Counsel
- E. District Manager

6. Business Items

- A. Consideration of Resolution 2026-12; Setting FY2027 Meeting Schedule Page 66
- B. Consideration of Resolution 2026-13; Goals & Objectives Page 68

7. Supervisor Requests

8. Adjournment

The next meeting is scheduled for Monday, September 14, 2026, at 2:00 p.m.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Diamond Hill Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:

**Diamond Hill
Community Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



***Diamond Hill
Community Development District***

FISCAL YEAR 2027

Diamond Hill Budget

May 19, 2026

CLEAR PARTNERSHIPS



Diamond Hill

Community Development District

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Diamond Hill

Community Development District

Budget Overview

FY 2027

Diamond Hill

Community Development District

Operating Budget

FY 2027

Diamond Hill
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$25,000.00	\$30,636.00	\$0.00	\$30,636.00	23%	\$25,000.00
Interest - Tax Collector	\$0.00	\$477.00	\$0.00	\$477.00	0%	\$0.00
Special Assmnts- Tax Collector	\$213,655.00	\$213,656.00	\$0.00	\$213,656.00	0%	\$213,654.26
Special Assmnts- Discounts	-\$8,546.00	-\$7,769.00	\$0.00	-\$7,769.00	-9%	-\$8,546.17
Other Misc Revenues		\$3,663.00				
TOTAL REVENUES	\$230,109.00	\$240,663.00	\$0.00	\$237,000.00	3%	\$230,108.09
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$4,800.00	\$7,200.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$536.00	\$61.00	\$475.00	\$536.00	0%	\$918.00
ProfServ-Mgmt Consulting	\$46,956.00	\$39,130.00	\$7,826.00	\$46,956.00	0%	\$48,835.00
ProfServ-Engineering	\$15,000.00	\$10,040.00	\$4,960.00	\$15,000.00	0%	\$12,000.00
ProfServ-Legal Services	\$7,500.00	\$3,225.00	\$4,275.00	\$7,500.00	0%	\$6,000.00
ProfServ-Trustee Fees	\$4,000.00	\$3,933.00	\$67.00	\$4,000.00	0%	\$4,000.00
Auditing Services	\$3,500.00	\$3,275.00	\$225.00	\$3,500.00	0%	\$3,700.00
Public Officials Insurance	\$3,405.00	\$3,209.00	\$196.00	\$3,405.00	0%	\$3,530.00
Legal Advertising	\$3,000.00	\$85.00	\$2,915.00	\$3,000.00	0%	\$3,000.00
Website Hosting/Email Services	\$2,000.00	\$1,153.00	\$847.00	\$2,000.00	0%	\$2,000.00
Miscellaneous Expenses	\$3,000.00	\$440.00	\$2,560.00	\$3,000.00	0%	\$3,000.00
Misc-Assessment Collection Cost	\$4,273.00	\$4,118.00	\$155.00	\$4,273.00	0%	\$4,273.09
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Total Administrative	\$105,345.00	\$73,644.00	\$31,701.00	\$105,345.00	0%	\$103,431.09
<i>Electric Utility Services</i>						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Utility - General	\$1,500.00	\$811.00	\$689.00	\$1,500.00	0%	\$1,500.00
Total Electric Utility Services	\$1,500.00	\$811.00	\$689.00	\$1,500.00	0%	\$1,500.00
<i>Stormwater Control</i>						
Aquatic Maintenance	\$10,200.00	\$8,668.00	\$1,532.00	\$10,200.00	0%	\$10,500.00
R&M Lake & Pond Bank	\$3,500.00	\$6,100.00	\$0.00	\$6,100.00	74%	\$10,500.00
Aquatic Plant Replacement	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Stormwater System	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
Miscellaneous Expenses	\$8,236.00	\$0.00	\$8,236.00	\$8,236.00	0%	\$8,236.00
Total Stormwater Control	\$26,936.00	\$14,768.00	\$14,768.00	\$29,536.00	10%	\$34,236.00
<i>Other Physical Environment</i>						
Property Insurance	\$2,785.00	\$2,060.00	\$725.00	\$2,785.00	0%	\$1,957.00
Insurance - General Liability	\$3,785.00	\$3,566.00	\$219.00	\$3,785.00	0%	\$3,923.00
Entry & Walls Maintenance	\$1,500.00		\$1,500.00	\$1,500.00	0%	\$1,500.00
Landscape Maintenance	\$54,000.00	\$54,010.00	\$0.00	\$54,010.00	0%	\$54,000.00
Ornamental Lighting & Maint.	\$1,000.00		\$1,000.00	\$1,000.00	0%	\$1,000.00
R&M-Well Maintenance	\$2,000.00		\$2,000.00	\$2,000.00	0%	\$2,000.00
Landscape Replacement	\$7,000.00	\$5,400.00	\$1,600.00	\$7,000.00	0%	\$7,000.00
Miscellaneous Expenses	\$8,000.00	\$3,731.00	\$4,269.00	\$8,000.00	0%	\$43,000.00

Diamond Hill
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
R&M-Irrigation	\$2,000.00		\$2,000.00	\$2,000.00	0%	\$2,000.00
Total Other Physical Environment	\$83,570.00	\$68,767.00	\$14,813.00	\$83,580.00	0%	\$116,380.00
Contingency						
Misc-Contingency	\$9,176.00	\$0.00	\$9,176.00	\$9,176.00	0%	\$9,176.00
Total Contingency	\$9,176.00	\$0.00	\$9,176.00	\$9,176.00	0%	\$9,176.00
Capital Reserve						
Capital Reserve	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Total Capital Reserve	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
TOTAL EXPENDITURES	\$246,527.00	\$157,990.00	\$91,147.00	\$249,137.00	1%	\$284,723.09
Excess (deficiency) of revenues						
Over (under) expenditures	-\$16,418.00	\$82,282.00	-\$91,147.00	-\$12,137.00	-26%	-\$54,615.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$54,615.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		
Net change in fund balance	-\$16,418.00	\$82,282.00	-\$91,147.00	-\$12,137.00	-26%	-\$54,615.00
FUND BALANCE, BEGINNING	\$1,010,649.00	\$1,010,649.00	\$0.00	\$1,010,649.00	0%	\$998,512.00
FUND BALANCE, ENDING	\$994,231.00	\$1,092,931.00	-\$91,147.00	\$998,512.00	0%	\$943,897.00

Diamond Hill
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,010,649.00
Reserves - Fiscal Year 2027 Additions	\$20,000
Estimated Funds Available - 9/30/2027	\$1,030,649

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Less: First Quarter Operating Reserve		\$249,628
Capital Reserves (prior years)	40,000	
Capital Reserves FY2027	20,000	\$60,000
Less: Forecasted Surplus/(Deficit) as of 9/30/2027		\$0
Total Allocation of Available Funds		\$309,628
Estimated Remaining Undesignated Cash as of 9/30/2027		\$721,021

Budget Narrative
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Developer Contributions

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

Special Assessments-Discounts

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

EXPENDITURES**Financial and Administrative****Supervisor Fees**

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

Administration

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

Website Administration Services

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

District Engineer

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

District Counsel

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

Trustee Fees

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

Budget Narrative
Fiscal Year 2027**Financial and Administrative** (continued)**Auditing Services**

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Dues, Licenses and Fees

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

Website ADA Compliance

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

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Utility Services**Electric Utility Services**

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

Other Physical Environment**Insurance****Public Officials Insurance**

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

Amenity**Insurance-General Liability**

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

Property & Casualty Insurance

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

Entrance Monuments, Gates, Walls R&M

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

Budget Narrative
Fiscal Year 2027**Amenity (Cont'd)****Holiday Decorations**

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

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance**R&M – Stormwater System**

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

Landscape Maintenance - Contract

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

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

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

Aquatics – Contract

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

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

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

Water/Waste

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

Contingency/Reserves**Contingency**

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

Capital Reserves

Funding of major projects and building improvements to CDD property.

Diamond Hill

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

Series 2013 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$6,192.00	\$0.00	\$6,192.00	0%	\$0.00
Special Assmnts- Tax Collector	\$220,961.00	\$220,962.00	\$0.00	\$220,962.00	0%	\$220,961.46
Special Assmnts- Discounts	-\$8,838.00	-\$8,035.00	\$0.00	-\$8,035.00	-9%	-\$8,838.46
TOTAL REVENUES	\$212,123.00	\$219,119.00	\$0.00	\$219,119.00	3%	\$212,123.00
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$4,419.00	\$4,259.00	\$160.00	\$4,419.00	0%	\$4,419.23
Total Administrative	\$4,419.00	\$4,259.00	\$160.00	\$4,419.00	0%	\$4,419.23
<i>Debt Service</i>						
Principal Debt Retirement	\$155,000.00	\$155,000.00	\$0.00	\$155,000.00	0%	\$165,000.00
Interest Expense	\$50,622.00	\$50,622.00	\$0.00	\$50,622.00	0%	\$45,135.00
Total Debt Service	\$205,622.00	\$205,622.00	\$0.00	\$205,622.00	0%	\$210,135.00
TOTAL EXPENDITURES	\$210,041.00	\$209,881.00	\$160.00	\$210,041.00		\$214,554.23
Excess (deficiency) of revenues						
Over (under) expenditures	\$2,082.00	\$9,238.00	-\$160.00	\$9,078.00	336%	-\$2,431.23
Net change in fund balance		\$9,238.00	-\$160.00	\$9,078.00	0%	-\$2,431.23
FUND BALANCE, BEGINNING	\$157,258.00	\$157,258.00	\$0.00	\$157,258.00	0%	\$166,336.00
FUND BALANCE, ENDING	\$157,258.00	\$166,496.00	-\$160.00	\$166,336.00	6%	\$163,904.77

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2013 Bonds	\$203,498.50	\$203,277.00	\$202,878.50	\$207,214.50

DIAMOND HILL
Community Development District

Series 2013 Debt Service

CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013

Date	Principal	Rate	Interest	Total	Annual
11/1/2026			\$22,567.50	\$22,567.50	\$202,878.50
5/1/2027	\$165,000.00	3.540%	\$22,567.50	\$187,567.50	
11/1/2027			\$19,647.00	\$19,647.00	\$207,214.50
5/1/2028	\$170,000.00	3.540%	\$19,647.00	\$189,647.00	
11/1/2028			\$16,638.00	\$16,638.00	\$206,285.00
5/1/2029	\$175,000.00	3.540%	\$16,638.00	\$191,638.00	
11/1/2029			\$13,540.50	\$13,540.50	\$205,178.50
5/1/2030	\$180,000.00	3.540%	\$13,540.50	\$193,540.50	
11/1/2030			\$10,354.50	\$10,354.50	\$203,895.00
5/1/2031	\$190,000.00	3.540%	\$10,354.50	\$200,354.50	
11/1/2031			\$6,991.50	\$6,991.50	\$207,346.00
5/1/2032	\$195,000.00	3.540%	\$6,991.50	\$201,991.50	
11/1/2032			\$3,540.00	\$3,540.00	\$205,531.50
5/1/2033	\$200,000.00	3.540%	\$3,540.00	\$203,540.00	
\$1,580,000.00			\$293,112.00	\$1,873,112.00	

Budget Narrative
Fiscal Year 2027**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

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

Special Assessments-Discounts

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

EXPENDITURES**Administrative****Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service**Principal Debt Retirement**

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

Interest Expense

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

Diamond Hill

Community Development District

Supporting Budget Schedule

FY 2027

Fiscal Year 2027 Assessment Table

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				Fiscal Year 2026			Fiscal Year 2027			Fiscal Year 2026 Assessment Total	Assessment Variance Year/Year
Lot Size	EAU Value	Debt Service Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2026 Total Assessment	Debt Service Per Unit	O&M Per Unit	Fiscal Year 2027 Assessment Total		
Single Family 50'	1.00	210	210	\$399.43	\$475.85	\$1,940.88	\$399.43	\$475.84	\$875.27	\$875.28	\$0.00
Single Family 60'	1.00	86	87	\$479.31	\$475.85	\$2,380.53	\$479.31	\$475.84	\$955.15	\$955.16	\$0.00
Single Family 80'	1.00	122	124	\$639.07	\$475.85	\$2,380.53	\$639.07	\$475.84	\$1,114.91	\$1,114.92	\$0.00
Single Family 100'	1.00	28	28	\$639.07	\$475.85	\$2,968.52	\$639.07	\$475.84	\$1,114.91	\$1,114.92	\$0.00

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Diamond Hill Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2026.

Attested By:

Diamond Hill
Community Development District

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

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

The Diamond Hill Community Development District regular meeting of the Board of Supervisors was held on Monday, July 13, 2026, and called to order at 2:00 p.m. at Diamond Hill Community Center located at 2902 Copper Height Court, Valrico, Florida 33594.

Present and constituting a quorum were:

Michael Honer	Board Supervisor, Chair
Srinivas Parsi	Board Supervisor, Vice Chair
Linda Dunn	Board Supervisor, Assistant Secretary
Nivas Muthineni	Board Supervisor, Assistant Secretary

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

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

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

The Board received comments from residents regarding the advertisement for vacant Seat 3 and the registered voters count.

THIRD ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from May 11, 2026

On MOTION by Ms. Dunn, seconded by Mr. Parsi, with all in favor, motion to approve the May 11, 2026, meeting minutes carried. 4-0

B. Review of June 2026 Cash Flow Analysis

The Board reviewed the June 2026 Cash Flow Analysis and had no questions.

C. Review of June 2026 Financial Snapshot

The Board reviewed the June 2026 Financial Snapshot and had no questions.

D. Acceptance of April - May 2026 Financial Statements

On MOTION by Mr. Honer, seconded by Ms. Dunn, with all in favor, motion to accept the April – May 2026 Financial Statements carried. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report May – June 2026

Mr. Kurth provided the Board with updates regarding the community ponds. He advised that we are seeing more shoreline weeds but overall, all the ponds are in good shape and drain structures are clear.

B. Landscape

Mr. Constantino provided the Board with landscape updates. He stated that the area is still under strict water restrictions. The sod that was previously approved for installation off Sydney Rd will be installed within the next 2 weeks. The next fertilizer treatment will be completed in August 2026.

C. District Engineer

Mr. Whited had no updates, but mentioned Prominent View is doing a great job keeping up with the control structure vegetation.

D. District Counsel

District Counsel was not present, and no updates were provided.

E. District Manager

Ms. Zanoni announced the next meeting scheduled for August 19, 2026, reminding the Board this would be a budget hearing and confirming a quorum for the hearing.

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Tyger's Lawn & Tree Service – Tree Removal Invoice

On MOTION by Mr. Muthineni, seconded by Mr. Parsi, with all in favor, motion to ratify Tyger's Land & Tree Service – Tree Removal Invoice carried. 4-0

SIXTH ORDER OF BUSINESS

Supervisor Request

There being none, the next order of business followed.

66 **SEVENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Mr. Honer, seconded by Mr. Parsi, with all in favor, meeting was adjourned at 2:18 p.m. 4-0

67

68

69

70

71 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

DIAMOND HILL
Community
Development
District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



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DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

DIAMOND HILL

Community Development District

Governmental Funds**Balance Sheet**
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 204,670	\$ -	\$ -	\$ 204,670
Investments:				
Money Market Account	893,940	-	-	893,940
Operating Reserve	-	71,148	-	71,148
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	145,264	145,264
Prepaid Items	1,966	-	-	1,966
TOTAL ASSETS	\$ 1,100,576	\$ 71,148	\$ 166,034	\$ 1,337,758
<u>LIABILITIES</u>				
Accrued Expenses	75	-	-	75
TOTAL LIABILITIES	75	-	-	75
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	1,966	-	-	1,966
Restricted for:				
Debt Service	-	-	166,034	166,034
Assigned to:				
Operating Reserves	61,632	-	-	61,632
Unassigned:	1,036,903	71,148	-	1,108,051
TOTAL FUND BALANCES	\$ 1,100,501	\$ 71,148	\$ 166,034	\$ 1,337,683
TOTAL LIABILITIES & FUND BALANCES	\$ 1,100,576	\$ 71,148	\$ 166,034	\$ 1,337,758

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>					
Interest - Investments	\$ 25,000	\$ 18,750	\$ 27,509	\$ 8,759	110.04%
Interest - Tax Collector	-	-	422	422	0.00%
Special Assmnts- Tax Collector	213,655	213,655	213,656	1	100.00%
Special Assmnts- Discounts	(8,546)	(8,546)	(7,769)	777	90.91%
Other Miscellaneous Revenues	-	-	3,663	3,663	0.00%
TOTAL REVENUES	230,109	223,859	237,481	13,622	103.20%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	8,571	4,000	4,571	33.33%
FICA Taxes	536	383	61	322	11.38%
ProfServ-Engineering	15,000	11,250	9,770	1,480	65.13%
ProfServ-Legal Services	7,500	5,625	3,225	2,400	43.00%
ProfServ-Mgmt Consulting	46,956	35,217	35,217	-	75.00%
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	1,500	1,153	347	57.65%
Public Officials Insurance	3,405	3,405	3,209	196	94.24%
Legal Advertising	3,000	2,250	85	2,165	2.83%
Misc-Assessment Collection Cost	4,273	4,273	4,118	155	96.37%
Miscellaneous Expenses	3,000	2,250	440	1,810	14.67%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	105,345	82,399	68,661	13,738	65.18%
<u>Electric Utility Services</u>					
Utility Services	1,500	1,125	811	314	54.07%
Total Electric Utility Services	1,500	1,125	811	314	54.07%
<u>Stormwater Control</u>					
R&M-Stormwater System	4,000	3,000	-	3,000	0.00%
R&M Lake & Pond Bank	3,500	2,625	6,100	(3,475)	174.29%
Aquatic Maintenance	10,200	7,650	7,790	(140)	76.37%
Aquatic Plant Replacement	1,000	750	-	750	0.00%
Miscellaneous Expenses	8,236	6,177	-	6,177	0.00%
Total Stormwater Control	26,936	20,202	13,890	6,312	51.57%

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<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	1,500	-	1,500	0.00%
R&M-Well Maintenance	2,000	1,500	-	1,500	0.00%
Landscape Maintenance	54,000	40,500	49,510	(9,010)	91.69%
Landscape Replacement	7,000	5,250	5,400	(150)	77.14%
Entry & Walls Maintenance	1,500	1,125	-	1,125	0.00%
Holiday Decoration	1,500	1,500	-	1,500	0.00%
Ornamental Lighting & Maint.	1,000	750	-	750	0.00%
Miscellaneous Expenses	8,000	6,000	3,731	2,269	46.64%
Total Other Physical Environment	83,570	64,695	64,267	428	76.90%
<u>Contingency</u>					
Misc-Contingency	9,176	6,882	-	6,882	0.00%
Total Contingency	9,176	6,882	-	6,882	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	195,303	147,629	47,674	59.88%
Excess (deficiency) of revenues Over (under) expenditures	(16,418)	28,556	89,852	61,296	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(16,418)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(16,418)	-	-	-	0.00%
Net change in fund balance	\$ (16,418)	\$ 28,556	\$ 89,852	\$ 61,296	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,010,649	1,010,649	1,010,649		
FUND BALANCE, ENDING	\$ 994,231	\$ 1,039,205	\$ 1,100,501		

DIAMOND HILL

Community Development District

Reserve Fund

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

DIAMOND HILL

Community Development District

Series 2013 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 5,730	\$ 5,730	0.00%
Special Assmnts- Tax Collector	220,961	220,961	220,962	1	100.00%
Special Assmnts- Discounts	(8,838)	(8,838)	(8,035)	803	90.91%
TOTAL REVENUES	212,123	212,123	218,657	6,534	103.08%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,419	4,419	4,259	160	96.38%
Total Administration	4,419	4,419	4,259	160	96.38%
<u>Debt Service</u>					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	50,622	50,622	50,622	-	100.00%
Total Debt Service	205,622	205,622	205,622	-	100.00%
TOTAL EXPENDITURES	210,041	210,041	209,881	160	99.92%
Excess (deficiency) of revenues Over (under) expenditures	2,082	2,082	8,776	6,694	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	2,082	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	2,082	-	-	-	0.00%
Net change in fund balance	\$ 2,082	\$ 2,082	\$ 8,776	\$ 6,694	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	157,258	157,258	157,258		
FUND BALANCE, ENDING	\$ 159,340	\$ 159,340	\$ 166,034		

DIAMOND HILL
Community Development District

Supporting Schedules

June 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**

					ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY2026				\$ 434,616	\$ 213,655	\$ 220,961	
Allocation %				100%	49%	51%	
11/06/25	\$ 4,438	\$ 226	\$ 91	\$ 4,755	\$ 2,337	\$ 2,417	
11/13/25	\$ 25,164	\$ 1,070	\$ 514	\$ 26,748	\$ 13,149	\$ 13,599	
11/20/25	\$ 18,573	\$ 790	\$ 379	\$ 19,742	\$ 9,705	\$ 10,037	
12/05/25	\$ 241,743	\$ 10,279	\$ 4,934	\$ 256,955	\$ 126,318	\$ 130,637	
12/03/25	\$ 36,734	\$ 1,541	\$ 750	\$ 39,025	\$ 19,184	\$ 19,840	
12/19/25	\$ 41,010	\$ 1,696	\$ 837	\$ 43,543	\$ 21,406	\$ 22,138	
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	
06/04/26	\$ 4,098	\$ (122)	\$ 84	\$ 4,060	\$ 1,996	\$ 2,064	
06/18/26	\$ 6,865	\$ (204)	\$ 140	\$ 6,801	\$ 3,343	\$ 3,457	
TOTAL	\$ 410,437	\$ 15,804	\$ 8,406	\$ 427,988	\$ 210,396	\$ 217,591	
% COLLECTED				98%	98%	98%	
TOTAL OUTSTANDING				\$ 6,629	\$ 3,259	\$ 3,370	

DIAMOND HILL

Community Development District

ALL FUNDS**Cash and Investment Report***June 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%	\$ 204,670
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.56%	\$ 71,148
GF Subtotal					\$ 275,818
Money Market Account	BankUnited	Business MMA	n/a	3.40%	\$ 893,940
MMA Subtotal					\$ 893,940

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%	\$ 145,264
DS Subtotal					\$ 166,033
Total					\$ 1,335,792

Diamond Hill CDD

Statement Date 06/30/2026

G/L Account No. 101001 Balance	204,670.48	Statement Balance	217,865.82
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	217,865.82
Subtotal	204,670.48	Outstanding Checks	-13,195.34
Negative Adjustments	0.00		
Ending G/L Balance	204,670.48	Ending Balance	204,670.48

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
06/01/2026	Payment	300015	TECO	Inv: 050126-1895			-79.42
06/23/2026	Payment	1163	GREEN LIFE ENVIRONMENT	Payment of Invoice 000455			-3,010.00
06/23/2026	Payment	1164	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Payment of Invoice 000453			-1,500.00
06/26/2026	Payment	1165	WHITMAN 'S LAWN CARE	Payment of Invoice 000457			-1,600.00
06/30/2026	Payment	100180	INFRAMARK LLC	Inv: 182425			-5.92
06/30/2026	Payment	100181	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	Inv: 5239			-1,000.00
Total Outstanding Checks							-13,195.34
Outstanding Deposits							
Total Outstanding Deposits							

DIAMOND HILL
Community Development District

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY NATIONAL BANK - (ACCT#XXXXX7828)

ACH #100173

06/01/26	Vendor	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5260	June Landscape Services	Landscape Maintenance	001-546300-53901	\$4,500.00
ACH Total							<u>\$4,500.00</u>

ACH #100174

06/01/26	Vendor	BUSINESS OBSERVER INC	26-01748H	May 2026- Legal Advertising	Legal Advertising	001-548002-51301	\$85.31
ACH Total							\$85.31

ACH #100175

06/08/26	Vendor	BRLETIC DVORAK INC	2477	May 2026- District Engineer	ProfServ-Engineering	001-531013-51501	\$720.00
ACH Total							\$720.00

ACH #100176

06/08/26	Vendor	PREMIER LAKES INC	3942	June 2026- Aquatics	Aquatic Maintenance	001-546995-53805	\$878.00
ACH Total							\$878.00

ACH #100177

06/08/26	Vendor	INNERSYNC	INV-SN-1446	June 2026- Website Hosting	Website Hosting/Email services	001-534369-51301	\$384.38
ACH Total							\$384.38

ACH #100178

06/11/26	Vendor	STRALEY ROBIN VERICKER	28482	May 2026- District Counsel	ProfServ-Legal Services	001-531023-51401	\$577.00
ACH Total							\$577.00

ACH #100179

06/11/26	Vendor	INFRAMARK LLC	181006	June 2026- Management Fees	ProfServ-Mgmt Consulting	001-531027-51201	\$3,913.00
							ACH Total
							<u>\$3,913.00</u>

ACH #100180

06/30/26	Vendor	INFRAMARK LLC	182425	May 2026- Postage	Miscellaneous Expenses	001-549999-51301	\$5.92
ACH Total							\$5.92

ACH #100181

06/30/26	Vendor	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5239	April 2026- Rip Rap at water outfall pip at pond 1000	R&M Lake & Pond Bank	001-546185-53805	\$1,000.00
ACH Total							\$1,000.00

CHECK # 1162

06/23/26	Vendor	Diamond Hill CDD C/O US Bank	061926-6002	Transfer 2013 DS Assessment	TRSF 2013 DS ASSESSMENTS	201-131000-0	\$6,553.98	
							Check Total	<u>\$6,553.98</u>

CHECK # 1163

06/23/26	Vendor	GREEN LIFE ENVIRONMENT	112999	Feb/April 2026- Fert Application	Landscape Maintenance	001-546300-53908	\$3,010.00
							Check Total
							<u>\$3,010.00</u>

CHECK # 1165

DIAMOND HILL
Community Development District

Payment Register by Bank Account

For the Period from 06/01/26 to 06/30/26

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
06/26/26	Vendor	WHITMAN 'S LAWN CARE	WL061926	JUNE TREE REMOVAL	Landscape Replacement	001-546338-53908	\$1,600.00
Check Total							\$1,600.00
ACH #300015							
06/01/26	Vendor	TECO	050126-1895	TECO svc date March 27 to April 27 2026	Utility Services	001-543063-53100	\$79.42
ACH Total							\$79.42
ACH #300016							
06/23/26	Vendor	TECO	060226-1895-ACH	Electric- 4/28-5/27	Utility Services	001-543063-53100	\$74.01
ACH Total							\$74.01
Account Total							\$23,381.02
Total Amount Paid							\$23,381.02

DIAMOND HILL
Community
Development
District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



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DIAMOND HILL
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

DIAMOND HILL

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 194,610	\$ -	\$ -	\$ 194,610
Investments:				
Money Market Account	896,459	-	-	896,459
Operating Reserve	-	71,361	-	71,361
Reserve Fund	-	-	20,770	20,770
Revenue Fund	-	-	145,726	145,726
Prepaid Items	2,844	-	-	2,844
TOTAL ASSETS	\$ 1,093,913	\$ 71,361	\$ 166,496	\$ 1,331,770
<u>LIABILITIES</u>				
Accounts Payable	\$ 907	\$ -	\$ -	\$ 907
Accrued Expenses	75	-	-	75
TOTAL LIABILITIES	982	-	-	982
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	2,844	-	-	2,844
Restricted for:				
Debt Service	-	-	166,496	166,496
Assigned to:				
Operating Reserves	61,632	-	-	61,632
Unassigned:	1,028,455	71,361	-	1,099,816
TOTAL FUND BALANCES	\$ 1,092,931	\$ 71,361	\$ 166,496	\$ 1,330,788
TOTAL LIABILITIES & FUND BALANCES	\$ 1,093,913	\$ 71,361	\$ 166,496	\$ 1,331,770

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 25,000	\$ 20,833	\$ 30,636	\$ 9,803	122.54%
Interest - Tax Collector	-	-	477	477	0.00%
Special Assmnts- Tax Collector	213,655	213,655	213,656	1	100.00%
Special Assmnts- Discounts	(8,546)	(8,546)	(7,769)	777	90.91%
Other Miscellaneous Revenues	-	-	3,663	3,663	0.00%
TOTAL REVENUES	230,109	225,942	240,663	14,721	104.59%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	8,571	4,800	3,771	40.00%
FICA Taxes	536	383	61	322	11.38%
ProfServ-Engineering	15,000	12,500	10,040	2,460	66.93%
ProfServ-Legal Services	7,500	6,250	3,321	2,929	44.28%
ProfServ-Mgmt Consulting	46,956	39,130	39,130	-	83.33%
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	1,667	1,180	487	59.00%
Public Officials Insurance	3,405	3,405	3,209	196	94.24%
Legal Advertising	3,000	2,500	238	2,262	7.93%
Misc-Assessment Collection Cost	4,273	4,273	4,118	155	96.37%
Miscellaneous Expenses	3,000	2,500	483	2,017	16.10%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	105,345	88,854	73,963	14,891	70.21%
<u>Electric Utility Services</u>					
Utility Services	1,500	1,250	883	367	58.87%
Total Electric Utility Services	1,500	1,250	883	367	58.87%
<u>Stormwater Control</u>					
R&M-Stormwater System	4,000	3,333	-	3,333	0.00%
R&M Lake & Pond Bank	3,500	2,917	6,100	(3,183)	174.29%
Aquatic Maintenance	10,200	8,500	8,668	(168)	84.98%
Aquatic Plant Replacement	1,000	833	-	833	0.00%
Miscellaneous Expenses	8,236	6,863	-	6,863	0.00%
Total Stormwater Control	26,936	22,446	14,768	7,678	54.83%

DIAMOND HILL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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	1,667	-	1,667	0.00%
R&M-Well Maintenance	2,000	1,667	-	1,667	0.00%
Landscape Maintenance	54,000	45,000	54,010	(9,010)	100.02%
Landscape Replacement	7,000	5,833	5,400	433	77.14%
Entry & Walls Maintenance	1,500	1,250	-	1,250	0.00%
Holiday Decoration	1,500	1,500	-	1,500	0.00%
Ornamental Lighting & Maint.	1,000	833	-	833	0.00%
Miscellaneous Expenses	8,000	6,667	3,731	2,936	46.64%
Total Other Physical Environment	83,570	70,987	68,767	2,220	82.29%
<u>Contingency</u>					
Misc-Contingency	9,176	7,647	-	7,647	0.00%
Total Contingency	9,176	7,647	-	7,647	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	211,184	158,381	52,803	64.24%
Excess (deficiency) of revenues					
Over (under) expenditures	(16,418)	14,758	82,282	67,524	0.00%
Net change in fund balance	\$ (16,418)	\$ 14,758	\$ 82,282	\$ 67,524	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,010,649	1,010,649	1,010,649		
FUND BALANCE, ENDING	\$ 994,231	\$ 1,025,407	\$ 1,092,931		

DIAMOND HILL

Community Development District

Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 3,592	\$ 3,592	0.00%
TOTAL REVENUES	-	-	3,592	3,592	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	3,592	3,592	0.00%
Net change in fund balance	\$ -	\$ -	\$ 3,592	\$ 3,592	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	67,769		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 71,361		

DIAMOND HILL

Community Development District

Series 2013 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 6,192	\$ 6,192	0.00%
Special Assmnts- Tax Collector	220,961	220,961	220,962	1	100.00%
Special Assmnts- Discounts	(8,838)	(8,838)	(8,035)	803	90.91%
TOTAL REVENUES	212,123	212,123	219,119	6,996	103.30%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,419	4,419	4,259	160	96.38%
Total Administration	4,419	4,419	4,259	160	96.38%
<u>Debt Service</u>					
Principal Debt Retirement	155,000	155,000	155,000	-	100.00%
Interest Expense	50,622	50,622	50,622	-	100.00%
Total Debt Service	205,622	205,622	205,622	-	100.00%
TOTAL EXPENDITURES	210,041	210,041	209,881	160	99.92%
Excess (deficiency) of revenues Over (under) expenditures	2,082	2,082	9,238	7,156	0.00%
Net change in fund balance	\$ 2,082	\$ 2,082	\$ 9,238	\$ 7,156	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	157,258	157,258	157,258		
FUND BALANCE, ENDING	\$ 159,340	\$ 159,340	\$ 166,496		

DIAMOND HILL
Community Development District

Supporting Schedules

July 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**

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund	
Assessments Levied FY2026 Allocation %				\$ 434,616 100%	\$ 213,655 49%	\$ 220,961 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	
06/04/26	\$ 4,098	\$ (122)	\$ 84	\$ 4,060	\$ 1,996	\$ 2,064	
06/18/26	\$ 6,865	\$ (204)	\$ 140	\$ 6,801	\$ 3,343	\$ 3,457	
TOTAL	\$ 410,437	\$ 15,804	\$ 8,376	\$ 434,618	\$ 213,656	\$ 220,962	
% COLLECTED				100%	100%	100%	

DIAMOND HILL

Community Development District

ALL FUNDS**Cash and Investment Report***July 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	3.56%	\$ 194,610
Reserve Account	Valley Bank	Public Funds Checking	n/a	3.56%	\$ 71,361
GF Subtotal					\$ 265,971
Money Market Account	BankUnited	Business MMA	n/a	3.37%	\$ 896,459
MMA Subtotal					\$ 896,459

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	3.57%	\$ 20,770
Series 2013 Revenue Fund	US Bank	US Money Markets	05/01/33	3.57%	\$ 145,726
DS Subtotal					\$ 166,495
Total					\$ 1,328,926

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/01/2026	Payment	300015	TECO	Inv: 050126-1895			-79.42
07/24/2026	Payment	100186	BRLETIC DVORAK INC	Inv: 2512			-270.00
07/24/2026	Payment	100187	STRALEY ROBIN VERICKER	Inv: 28708			-96.00
Total Outstanding Checks							-445.42
Outstanding Deposits							
Total Outstanding Deposits							

DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 7/1/26 to 7/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100182							
001	07/08/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5287	July 2026- Landscape Maintenance	Landscape Maintenance	546300-53908	\$4,500.00
Check Total							\$4,500.00
CHECK # 100183							
001	07/08/26	PREMIER LAKES INC	4100	July 2026- Aquatics	Aquatic Maintenance	546995-53805	\$878.00
Check Total							\$878.00
CHECK # 100184							
001	07/16/26	INFRAMARK LLC	183765	July 2026- Management Contract	ProfServ-Mgmt Consulting	531027-51201	\$3,913.00
Check Total							\$3,913.00
CHECK # 100185							
001	07/16/26	BUSINESS OBSERVER INC	26-02373H	July 2026- Legal Advertising	Legal Advertising	548002-51301	\$153.12
Check Total							\$153.12
CHECK # 100186							
001	07/24/26	BRLETIC DVORAK INC	2512	June 2026- District Engineer	ProfServ-Engineering	531013-51501	\$270.00
Check Total							\$270.00
CHECK # 100187							
001	07/24/26	STRALEY ROBIN VERICKER	28708	June 2026- District Counsel	ProfServ-Legal Services	531023-51401	\$96.00
Check Total							\$96.00
CHECK # 1166							
001	07/02/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5066	Jan 2025- Landscape Contract	Landscape Maintenance	546300-53908	\$4,500.00
Check Total							\$4,500.00
CHECK # 1167							
001	07/02/26	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 # 1168							
001	07/02/26	PROMINENT VIEW LANDSCAPE AND DESIGN LLC	5268	APRIL FERT AND PEST APPLICATION	Landscape Maintenance	546300-53908	\$1,500.00
Check Total							\$1,500.00
CHECK # 300017							
001	07/22/26	TECO	070126-1895-ACH	Electric- 5/28-6/25/26	Utility Services	543063-53100	\$71.56
Check Total							\$71.56
Fund Total							\$17,381.68

Total Checks Paid	\$17,381.68
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Diamond Hill CDD

Aquatics Report

7/28/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



1/10

**Comments:**

Minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass & Broadleaf Weeds

2/20

**Comments:**

Minor Planktonic Algae bloom observed

Action Required

Algae Treatment

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:



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 is still dry. Recommend mowing until water comes up.

Action Required

None at this time.

Target:



9/1100



Comments:

This pond is still dry. Recommend mowing until water comes up.

Action Required

None at this time.

Target:

10/1100



Comments:

This pond is still dry. Recommend mowing until water comes up.

Action Required

None at this time.

Target:



11/1100

**Comments:**

This pond is still dry. 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 is still dry. Recommend mowing until water comes up.

Action Required

None at this time.

Target:

14/1300

**Comments:**

Algae bloom observed

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:



Management Summary

Water levels have slightly increased, but ponds still remain very dry.

Overall, the property is in great shape heading into summer with very minimal shoreline weeds, algae, or submerged vegetation. The minor algae observed during this survey will be treated during the next maintenance event. All drainage structures look good to ensure proper water flow for summer rains.

We appreciate your business!



ESTIMATE 1249

**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 #: 1249**Date:** 7/23/2026**Expires On:** 8/23/2026

Description	Quantity	Price	Amount
Trim and Elevate Large Oak at East Gate	1.00	\$1,200.00	\$1,200.00

Project Description

*This estimate is to elevate and trim large oak
at east gate.*

Subtotal: \$1,200.00**Notes**

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

Sales Tax: \$0.00**TOTAL:** **\$1,200.00**

RESOLUTION 2026-12

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

WHEREAS, the Diamond Hill Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

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

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

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

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2026.

ATTEST:

**DIAMOND HILL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT FISCAL
YEAR 2026/2027**

October 12, 2026 (Columbus Day)

November 9, 2026

December 14, 2026

January 11, 2027

February 8, 2027

March 8, 2027

April 12, 2027

May 10, 2027 (Preliminary Budget Meeting)

June 14, 2027 (Flag Day)

July 12, 2027

August 9, 2027 (Final Budget Hearing)

September 13, 2027

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

RESOLUTION 2026-13

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:

**DIAMOND HILL
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability**Goal 3.1: Annual Budget Preparation**

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____
Printed Name: _____
Diamond Hill Community Development District

Date: _____

District Manager: _____
Printed Name: _____
Diamond Hill Community Development District

Date: _____