MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT

Agenda Package

Board of Supervisor
Regular Meeting

Date & Time:
Tuesday
January 9, 2018
6:00 p.m.

Location:
Panther Trace I
12515 Bramfield Drive
Riverview, FL 33579

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.
January 9, 2018

Board of Supervisors
Magnolia Park
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Magnolia Park CDD is scheduled for Tuesday, January 9, 2018 at 6:00 p.m. at Panther Trace 1, 12515 Bramfield Drive, Riverview, FL 33579

*The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration.* Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

*Patricia Comings-Thibault*
Patricia Comings -Thibault District Manager
I. Roll Call

II. Audience Comments

III. Vendor Reports
   A. Aquatic Systems Report 
   B. Yellowstone Landscape 
   C. DPFG Field Operations Report

IV. Administrative Items
   A. Approval of the Minutes of the November 14, 2017 Meeting 
   B. Approval of the November 2017 Unaudited Financial Report 
   C. Consideration of the November 2017 Operations & Maintenance Expenditures

V. Business Matters
   A. Acceptance of Deed of Conservation Easement 
   B. Discussion and Update on Right of Way Public Hearing 
   C. Discussion and Update of Property Damage
VI.  **Staff Reports**  
A.  Manager  
B.  Attorney  
C.  Engineer  

VII.  **Supervisors Requests**  

VIII.  **Adjournment**
Magnolia Park CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 12/22/2017

Prepared for:
Ms. Patricia Comings–Thibault, MACC, DM
DPFG
1060 Maitland Center Commons, Suite #340
Maitland, Florida 32751

Prepared by:
Peter Simoes, Account Representative/Biologist
Aquatic Systems, Inc. – Sun City Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302
## Site: 16

**Comments:** Normal growth observed  
Minor Filamentous Algae was present along the perimeter of Pond #16, which will be treated during our upcoming scheduled visits. Algae is expected to clear within 10-14 days following application.

## Site: 15

**Comments:** Normal growth observed  
Pond #15 was observed with minimal Planktonic Algae and floating Duckweed, both of which will be targeted during our upcoming scheduled visits.
Site: 14

Comments: Site looks good
The minor to moderate Torpedograss and minor Hydrilla within Pond #14 will be targeted during our upcoming scheduled visits. The native Gulf Spikerush will continue to be promoted to improve nutrient uptake and compete with undesirable vegetation for resources and space.

Site: 35

Comments: Normal growth observed
Pond #35 was noted with minor new growth of Filamentous Algae along the pond's perimeter and several minor pods of Cattails, both of which will be targeted during our upcoming scheduled visits.
Similarly to Pond #35, minor Filamentous Algae was present along the shorelines of Pond #37, which will be targeted during our upcoming routine visits.

**Site:** 37

**Comments:** Normal growth observed
Similarly to Pond #35, minor Filamentous Algae was present along the shorelines of Pond #37, which will be targeted during our upcoming routine visits.

**Site:** 10

**Comments:** Requires attention
Moderate submersed Hydrilla and minor to moderate Planktonic Algae were present within Pond #10. The Algae was targeted during our recent maintenance visit on 12/21 and is expected to clear within 10-14 days following Algaecide application.
Positive results were observed following last month's herbicide application performed within Pond #33. The minimal Algae anticipated near active construction sites will be targeted during our upcoming scheduled visits.

Comments: Normal growth observed

Pond #32 was noted with minimal to minor Algae along the perimeter with minimal floating Duckweed and minor pods of Cattails (top right), all of which will be treated during our upcoming routine visits.
**Site:** 28

**Comments:** Normal growth observed
The minor Alligatorweed identified during last month's inspection has successfully cleared following our recent scheduled treatments. The northern section of the littoral shelf of Pond #28 was observed with new growth of Cattails (bottom right) which will be treated during our upcoming maintenance visits.

---

**Site:** 36

**Comments:** Site looks good
Overall, Pond #36 looked good. Excellent results were observed following last month's herbicide application targeting the undesirable weeds along the pond's perimeter.
Today's inspection revealed positive results following last month's herbicide applications performed within Ponds #28, #33 and #36. Additionally, significant new growth of desirable Gulf Spikerush was noted within Ponds #14 and #28, which will continue to be promoted throughout the community for the many benefits these may offer storm water retention ponds. Native vegetation, such as Pickerelweed, Duck Potato and Gulf Spikerush perform exceptionally well in controlling undesirable growth along pond perimeters and within littoral shelves; these species reduce both Algal and submersed growth through direct competition for nutrients and space. Furthermore, desirable vegetation improve a pond bank's stability, reducing the effects of future erosion. It is recommended to plant native species within ponds experiencing minor blooms of undesirable species (Algae, Duckweed and submersed weeds). A planting proposal may be generated upon request.

Filamentous Algae was noted within Ponds #10, #15, #16, #32, #33, #35, and #37. Pond #10 was treated on 12/21, and Ponds #15, #16, #32, #33, #35, and #37 will be treated during our upcoming scheduled visits. Algae is anticipated to clear within 10-14 days following treatment. Note: many of the ponds identified with Algal growth resided near active construction sites. It is common for nuisance species to develop within water bodies near construction due to the high volume of nutrients introduced in the form of storm water runoff. Water clarity and nuisance growth is anticipated to subside once construction has concluded.

The shorelines of the Magnolia Park CDD looked great during today's inspection. Only minor new growth of Cattails were observed within Ponds #28, #32 and #35, and above average growth of Torpedograss within the open water of Pond #14, all of which will be treated during our routine scheduled visits. Positive results may be expected within 14-21 days following herbicide application.

Only minimal growth of floating Duckweed was noted within Ponds #15 and #32, both of which will continue to be treated during our routine visits. Although native, Duckweed is targeted for its ability to quickly overtake a pond when presented with ideal conditions (warm, nutrient rich, stagnant water). Positive results may be expected within 14-21 days following treatment.

Lastly, minor new growth of submersed Hydrilla was present within Pond #14, and moderate growth within Pond #10, both of which will be treated during our upcoming routine maintenance visits. Positive results may be expected within 28-35 days following submersed weed treatments.

**Recommendations/Action Items**

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Target minor Algae within Ponds #15, #16, #32, #33, #35, and #37.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Treat minimal to minor herbaceous weeds within Ponds #14, #28, #32, and #35.
- Continue to promote native vegetation throughout the community.
- Treat submersed Hydrilla within Ponds #10 and #14.

THANK YOU FOR CHOOSING ASI!

Aquatic Systems, Inc. 1-800-432-4302
SUMMARY

- Inspection date: December 29, 2017
- New annuals installed Dec 12
- Bahia performance leading into main entrance declining with cold weather conditions
- Palms blocking entry signs to be removed
- Construction next to resident’s house
- Pond levels good, algae from runoff
New annuals installed, red and white alternating
Ponds

- Pond levels good
- Small amounts of algae from run off from mower blowing into ponds
Construction crew building retention wall in pond leaving a mess and driving over resident’s yard
DAMAGE CONTINUED

Image before new sod installed

Heavy equipment tearing up the turf
Palms to be trimmed so the sign will be visible
AREAS TO LOOK OUT FOR

Jasmine at southwest entrance is not performing well, weeds making it an eye sore

Pipe exposed while construction going on, extra hassle to keep digging up when needed
# MAGNOLIA PARK - GRADE SHEET
## DECEMBER 2017

<table>
<thead>
<tr>
<th>Category</th>
<th>Maximum Value</th>
<th>Monthly Score</th>
<th>Oct</th>
<th>Sept</th>
<th>Aug</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)</td>
<td>15</td>
<td>13</td>
<td>13</td>
<td>13.5</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>TURF RIDING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>WEED CONTROL - TURF AREAS (reasonably free of weeds)</td>
<td>10</td>
<td>8</td>
<td>8.5</td>
<td>9</td>
<td>9.5</td>
<td></td>
</tr>
<tr>
<td>TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungal)</td>
<td>10</td>
<td>9</td>
<td>9</td>
<td>8.5</td>
<td>7.5</td>
<td></td>
</tr>
<tr>
<td>PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning, table top, yellowing)</td>
<td>5</td>
<td>5</td>
<td>4.5</td>
<td>4</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>WEED CONTROL - BED AREAS (reasonably free of weeds)</td>
<td>10</td>
<td>8</td>
<td>9</td>
<td>9</td>
<td>8.5</td>
<td></td>
</tr>
<tr>
<td>PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungal)</td>
<td>10</td>
<td>10</td>
<td>9.5</td>
<td>9</td>
<td>8.5</td>
<td></td>
</tr>
<tr>
<td>PRUNING &amp; TREE TRIMMING (15 feet over roadways, 8 feet side-walks and elsewhere)</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>CLEANLINESS (debris free, leaf litter, landscape debris)</td>
<td>10</td>
<td>8</td>
<td>9</td>
<td>9</td>
<td>9.5</td>
<td>Trash on Folkenburg</td>
</tr>
<tr>
<td>MULCHING (distributed appropriately, bare areas, recommended is 3&quot;)</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>WATER/IRRIGATION MANAGEMENT</td>
<td>15</td>
<td>14</td>
<td>14</td>
<td>15</td>
<td>14</td>
<td></td>
</tr>
<tr>
<td>ENTRANCE DETAIL</td>
<td>10</td>
<td>9</td>
<td>8.5</td>
<td>9</td>
<td>8.5</td>
<td></td>
</tr>
<tr>
<td>PRIOR MAINTENANCE ITEMS ADDRESSED</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>VIGOR/APPEARANCE</td>
<td>10</td>
<td>8</td>
<td>8.5</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>INSECT/DISEASE CONTROL</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>9.5</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>DEAD-heading, pruning</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>9</td>
<td>9</td>
<td></td>
</tr>
</tbody>
</table>
| TOTAL % | 105          | 94            | 94  | 96   | 96  | 96%

**DATE OF INSPECTION**: 29-Dec-17

**CONTRACTOR SIGNATURE**: [Signature]

**INSPECTOR SIGNATURE**: [Signature]
Attachments provided:
- Detail Schedule
- Irrigation Inspection Schedule
- Mowing Schedule (weekly)
- Annual Schedule
MOWING SCHEDULE

Magnolia Park
Riverview, FL

Mow Schedule
- Monday
- Tuesday
- Wednesday
- Thursday
EXHIBIT 3
The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District was held on Tuesday, November 14, 2017 at 5:30 p.m. at the Bloomingdale Library, 1906 Bloomingdale Ave., Valrico FL 33596

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Debra Hudrlik          Board Supervisor, Chairwoman
Denise Kiminki         Board Supervisor, Vice Chairwoman
Dave Turner            Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault District Manager
Jere Earlywine         District Counsel
Amanda Miller          Aquatic Systems
Scott Crow             Yellowstone

SECOND ORDER OF BUSINESS – Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Report

Ms. Miller presented the Aquatic Systems Report and asked for comments or questions.

Discussion ensued.

Ms. Miller gave an update on Lake Assessment for Pond 19.

B. Landscape – Yellowstone

Mr. Crow presented the Yellowstone Landscape Report and asked for comments or questions.

Discussion ensued. The Board directed District Counsel to send a letter to Zom about their trucks cutting through landscaping in the round-a-bout.

C. DPFG Field Operations Report

Ms. Comings-Thibault presented the DPFG Field Operations Report and asked for comments or questions.

FOURTH ORDER OF BUSINESS – Administrative Items:

A. Approval of the October 10, 2017 Meeting Minutes

Ms. Comings-Thibault presented the October 10, 2017 Meeting Minutes and asked for comments, questions or corrections.
On a MOTION by Ms. Kiminki, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board approved the October 10, 2017 Meeting Minutes for the Magnolia Park Community Development District.

B. Approval of the September 2017 Unaudited Financial Report & Construction And Acquisition Schedule

Ms. Comings-Thibault presented the Unaudited September 2017 Financial Report & Construction and Acquisition Schedule and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved the September 2017 Unaudited Financial Report & Construct and Acquisition Schedule for the Magnolia Park Community Development District.

C. Consideration of the September 2017 Operations & Maintenance Expenditures

Ms. Comings-Thibault presented the September 2017 Operations & Maintenance Expenditures and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board approved the September 2017 Operations & Maintenance Expenditures for the Magnolia Park Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Adoption of Resolution 2018-01 Designating Primary Office Headquarters

Ms. Comings-Thibault presented Resolution 2018-01 Designating Primary Office Headquarters and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board adopted Resolution 2018-01 Designating Primary Office Headquarters for the Magnolia Park Community Development District.

B. Consideration of Aquatic Systems Proposals

- Beneficial Wetland Plant Introduction - $3,993.00
- Remove Cattails within the Littoral Shelf - $4,046.00

No action was taken on these items

C. Acceptance of Arbitrage Report-Installation Date Computation

Ms. Comings-Thibault presented Acceptance of Arbitrage Report-Installation Date Computation and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board accepted the Arbitrage Report-Installation Date Computation for the Magnolia Park Community Development District.

D. Discussion of Property Damage

Mr. Earlywine gave an update on the letter to Zom concerning Property Damage.
E. Discussion of Meeting Location

Ms. Comings-Thibault presented Discussion of Meeting Location and asked for comments or questions.

Discussion ensued. The Board agreed to cancel the December 2017 meeting, and move the January 2018 meeting to 6:00 p.m. at the Panther Trace I Clubhouse located at 12515 Bramfield Drive, Riverview, Florida.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Manager

1. Approval of Resolution 2018-02 Amending the FY 2017-2018 Budget

Ms. Comings-Thibault presented Resolution 2018-02 Amending the Budget and asked for comments or questions.

On a MOTION by Ms. Hudrlik, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board adopted Resolution 2018-02 Amending the FY 2017-2018 Budget for the Magnolia Park Community Development District.

B. Attorney

Mr. Earlywine gave an update on the berm repair.

C. Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Ms. Hudrlik asked about Mitigation Plantings Report by Cardno for $8,130 that was approved in July. She said she hadn’t seen an invoice. Ms. Comings-Thibault said she would look into this.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Hudrlik, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board adjourned the meeting for the Magnolia Park Community Development District.

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _______________________.

________________________________________  __________________________________________
Signature                                                                                           Signature

________________________________________  __________________________________________
Printed Name                                                                                         Printed Name

Title: □ Secretary  □ Assistant Secretary                                                             Title: □ Vice Chairman  □ Chairman
Magnolia Park
Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2017
## General Debt Capital Fund Service Projects Total

### ASSETS:

<table>
<thead>
<tr>
<th>Description</th>
<th>General Fund</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>CASH</td>
<td>$146,601</td>
<td>$-</td>
<td>$-</td>
<td>$146,601</td>
</tr>
<tr>
<td>INVESTMENT FUNDS:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESERVE FUND</td>
<td></td>
<td>$113,615</td>
<td>$-</td>
<td>$113,615</td>
</tr>
<tr>
<td>PREPAYMENT FUND</td>
<td></td>
<td>$19,517</td>
<td>$-</td>
<td>$19,517</td>
</tr>
<tr>
<td>REVENUE FUND</td>
<td></td>
<td>$885</td>
<td>$-</td>
<td>$885</td>
</tr>
<tr>
<td>REDEMPTION FUND</td>
<td></td>
<td>$3</td>
<td>$-</td>
<td>$3</td>
</tr>
<tr>
<td>CONSTRUCTION FUND</td>
<td></td>
<td>$-</td>
<td>$2,065</td>
<td>$2,065</td>
</tr>
<tr>
<td>ACCOUNTS RECEIVABLE</td>
<td></td>
<td>$562</td>
<td>$-</td>
<td>$562</td>
</tr>
<tr>
<td>ASSESSMENTS RECEIVABLE - ON ROLL</td>
<td>$368,237</td>
<td>$126,607</td>
<td>$-</td>
<td>$494,844</td>
</tr>
<tr>
<td>DUE FROM OTHER FUNDS</td>
<td></td>
<td>$13,170</td>
<td>$-</td>
<td>$13,170</td>
</tr>
<tr>
<td>UTILITY DEPOSIT (TECO)</td>
<td>$1,326</td>
<td>$-</td>
<td>$-</td>
<td>$1,326</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>$516,726</td>
<td>$273,797</td>
<td>$2,065</td>
<td>$792,588</td>
</tr>
</tbody>
</table>

### LIABILITIES:

<table>
<thead>
<tr>
<th>Description</th>
<th>General Fund</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACCTS PAYABLE</td>
<td>$48,889</td>
<td>$-</td>
<td>$-</td>
<td>$48,889</td>
</tr>
<tr>
<td>DUE TO OTHER FUNDS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DUE TO DEVELOPER - Deficit Funding FY 2017</td>
<td></td>
<td>$13,170</td>
<td>$-</td>
<td>$13,170</td>
</tr>
<tr>
<td>DEFERRED REVENUE (ON ROLL )</td>
<td>$45,000</td>
<td>$-</td>
<td>$-</td>
<td>$45,000</td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES &amp; FUND BALANCE</strong></td>
<td>$516,726</td>
<td>$273,797</td>
<td>$2,065</td>
<td>$792,588</td>
</tr>
</tbody>
</table>

### FUND BALANCE:

**NONSPENDABLE:**

- PREPAID AND DEPOSITS: $1,326
- INTERFUND LOAN: $-    

**RESTRICTED FOR:**

- DEBT SERVICE: $- $147,190 $- $147,190
- CAPITAL PROJECTS: $- $- $2,065 $2,065

**ASSIGNED:**

- 1 MONTH OPERATING: $4,252
- UNASSIGNED: $35,852

**TOTAL LIABILITIES & FUND BALANCE:**

<table>
<thead>
<tr>
<th>Description</th>
<th>General Fund</th>
<th>Debt Service</th>
<th>Capital Projects</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$516,726</td>
<td>$273,797</td>
<td>$2,065</td>
<td>$792,588</td>
</tr>
</tbody>
</table>
# Magnolia Park CDD
## General Fund
### Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2017 through November 30, 2017

## General Fund

### REVENUES

<table>
<thead>
<tr>
<th>Description</th>
<th>Budget Year-To-Date</th>
<th>Budget Year-To-Date</th>
<th>Actual Year-To-Date</th>
<th>Variance Favorable (Unfavorable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSESSMENT ON-ROLL (Net)</td>
<td>$406,543</td>
<td>$40,654</td>
<td>$38,306</td>
<td>$(2,348)</td>
</tr>
<tr>
<td>ASSESSMENT OFF-ROLL (Pulse)</td>
<td>169,034</td>
<td>84,517</td>
<td>84,517</td>
<td>-</td>
</tr>
<tr>
<td>BOUNDARY AMENDMENT REVENUE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>INTEREST REVENUE</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>DEFICIT FUNDING</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>DISCOUNT (ASSESSMENTS)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>MISCELLANEOUS REVENUE</td>
<td>3,200</td>
<td>533</td>
<td>562</td>
<td>29</td>
</tr>
<tr>
<td><strong>TOTAL REVENUES</strong></td>
<td><strong>578,777</strong></td>
<td><strong>125,705</strong></td>
<td><strong>123,385</strong></td>
<td><strong>(2,320)</strong></td>
</tr>
</tbody>
</table>

### EXPENDITURES

#### ADMINISTRATIVE:

- BOARD OF SUPERVISORS: 9,600 / 1,600 / 1,000 / 600
- PAYROLL TAXES: 734 / 122 / 77 / 45
- PAYROLL SERVICES: 710 / 118 / 149 / (31)
- MANAGEMENT CONSULTING SERVICES: 38,000 / 6,332 / 6,332 / -
- BOUNDARY AMENDMENT: - / - / - / -
- GENERAL ADMINISTRATIVE: 4,000 / 666 / 666 / -
- MISCELLANEOUS (i.e., Bank fees): 300 / 50 / - / 50
- COUNTY ASSESSMENT COLLECTION FEES: - / - / - / -
- ASSESSMENT ADMINISTRATION: 6,700 / 6,700 / 6,700 / -
- INSURANCE (Liability, Property & Casualty): 8,025 / 8,025 / 7,584 / 441
- AUDITING: 2,500 / - / - / -
- REGULATORY AND PERMIT FEES: 175 / 175 / 175 / -
- LEGAL ADVERTISEMENTS: 750 / 125 / - / 250
- ENGINEERING SERVICES: 4,500 / 750 / 995 / (245)
- LEGAL SERVICES: 15,000 / 2,500 / 2,213 / 287
- WEBSITE: 980 / 163 / 240 / (77)
- POSTAGE & FREIGHT (Mass mailing): - / - / - / -
- BUDGET DEFICIT FUNDING FY 2017: 45,000 / 45,000 / 45,000 / -

| Total Administrative | 136,974 | 72,327 | 71,131 | 1,321 |

#### DEBT SERVICE ADMINISTRATION:

- TRUSTEE FEES: 3,098 / 3,098 / 3,098 / -
- ARBITRAGE: 500 / 500 / 500 / -
- TRUST FUND ACCOUNTING: 2,904 / 484 / 484 / -

| Total Debt Service Admin. | 6,502 | 4,082 | 4,082 | - |

#### FIELD OPERATIONS:

- ELECTRICITY (15 Streetlights & Pump): 1,500 / 250 / 104 / 146
- WATER: 180 / 30 / - / 30
- STREETLIGHTS: 16,800 / 2,800 / 1,496 / 1,304
- POND MITIGATION MONITORING & MAINTENANCE: 2,970 / 495 / 614 / (119)
- POND & LAKE MAINTENANCE: 40,316 / 6,719 / 6,310 / 409
- POND & LAKE MAINTENANCE - SPECIAL SERVICES: 13,500 / 2,250 / - / 2,250
- IRRIGATION MAINTENANCE: 5,000 / 833 / - / 833
- LANDSCAPE MAINTENANCE: 180,609 / 30,102 / 28,612 / 1,490
- LANDSCAPE REPLACEMENT (R&R): 6,000 / 1,000 / - / 1,000
- LANDSCAPE EXTRAS: 27,867 / 4,645 / - / 4,645
- TREE TRIMMING: 1,715 / 286 / - / 286
- FIELD CONTINGENCY: 5,000 / 833 / 140 / 693
- RENEWAL & REPLACEMENT RESERVE: 133,845 / - / - / -

| Total Field Operations | 435,302 | 50,243 | 37,276 | 12,967 |

| Total Expenditures | 578,778 | 126,652 | 112,489 | 14,288 |

### EXCESS OF REVENUE OVER (UNDER) EXPEND.

- - / (950) / 10,896 / 11,968
- - / - / 30,534 / 30,534

| Fund Balance - Ending | - | $ (950) | $ 41,430 | $ 42,290 |
## Magnolia Park CDD
### 2007 DEBT SERVICE
#### Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2017 through November 30, 2017

<table>
<thead>
<tr>
<th>Revenue</th>
<th>Budget</th>
<th>Year-To-Date</th>
<th>Actual Year-To-Date</th>
<th>Variance Favorable (Unfavorable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment on-roll - Series A</td>
<td>$151,932</td>
<td>$13,978</td>
<td>$13,170 (a) $211 (808)</td>
<td></td>
</tr>
<tr>
<td>Interest revenue</td>
<td>-</td>
<td>-</td>
<td>211</td>
<td>211</td>
</tr>
<tr>
<td>Miscellaneous revenue</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fund balance forward</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Discount (assessments)</td>
<td>(6,077)</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Revenue</strong></td>
<td>145,855</td>
<td>13,978</td>
<td>13,381</td>
<td>(597)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Expenditures</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest expense - Series 2007 (May &amp; Nov 2018)</td>
<td>94,249</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Principal - Series 2007</td>
<td>35,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Principal Prepayment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>County-assessment collection fees</td>
<td>6,077</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>135,326</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

| Excess of Revenue over (under) Expenditures | 10,529 | 13,978 | 13,381 | (597) |

<table>
<thead>
<tr>
<th>Other Financing Sources (Uses)</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Transfer-in</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Transfer-out</td>
<td>-</td>
<td>-</td>
<td>(648)</td>
<td>(648)</td>
</tr>
<tr>
<td><strong>Total Other Financing Sources (Uses)</strong></td>
<td>-</td>
<td>-</td>
<td>(648)</td>
<td>(648)</td>
</tr>
</tbody>
</table>

| Net Change in Fund Balance    | 10,529 | 13,978 | 12,733 | (1,245) |

| Fund Balance - Beginning      | -      | -       | 134,457| 134,457 |
| Less Fund Balance Forward    | -      | -       | -     | -      |

| Fund Balance - Ending         | $10,529| $13,978 | $147,190| $133,212 |

---

*a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net*
### Magnolia Park CDD
### Capital Projects Fund
### Statement of Revenues, Expenditures and Changes in Fund Balance
### For the period from October 1, 2017 through November 30, 2017

<table>
<thead>
<tr>
<th>REVENUE</th>
<th>Actual Year-To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPER</td>
<td>$ -</td>
</tr>
<tr>
<td>INTEREST REVENUE</td>
<td>1</td>
</tr>
<tr>
<td>MISCELLANEOUS REVENUE</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL REVENUE</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRUCTION IN PROGRESS</td>
<td>-</td>
</tr>
<tr>
<td>OTHER</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL EXPENDITURES</td>
<td>-</td>
</tr>
</tbody>
</table>

| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | 1 |

<table>
<thead>
<tr>
<th>OTHER FINANCING SOURCES (USES)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TRANSFER-IN</td>
<td>648</td>
</tr>
<tr>
<td>TRANSFER-OUT</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL OTHER FINANCING SOURCES (USES)</td>
<td>648</td>
</tr>
</tbody>
</table>

<p>| NET CHANGE IN FUND BALANCE               | 649   |
| FUND BALANCE - BEGINNING                 | 1,415 |
| FUND BALANCE - ENDING                    | $ 2,064 |</p>
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance Per Bank Statement</td>
<td>$ 148,061.35</td>
</tr>
<tr>
<td>Less: Outstanding Checks</td>
<td>(1,460.62)</td>
</tr>
<tr>
<td><strong>Adjusted Bank Balance</strong></td>
<td><strong>$ 146,600.73</strong></td>
</tr>
<tr>
<td>Beginning Bank Balance Per Books</td>
<td>$ 30,812.25</td>
</tr>
<tr>
<td>Cash Receipts &amp; credits</td>
<td>135,993.60</td>
</tr>
<tr>
<td>Cash Disbursements &amp; bank debits</td>
<td>(20,205.12)</td>
</tr>
<tr>
<td><strong>Balance Per Books</strong></td>
<td><strong>$ 146,600.73</strong></td>
</tr>
<tr>
<td>DATE</td>
<td>CK NO.</td>
</tr>
<tr>
<td>------------</td>
<td>--------</td>
</tr>
<tr>
<td>10/01/2017</td>
<td>1247</td>
</tr>
<tr>
<td>10/02/2017</td>
<td>1248</td>
</tr>
<tr>
<td>10/03/2017</td>
<td></td>
</tr>
<tr>
<td>10/06/2017</td>
<td>1062017</td>
</tr>
<tr>
<td>10/13/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/18/2017</td>
<td></td>
</tr>
<tr>
<td>10/25/2017</td>
<td></td>
</tr>
<tr>
<td>10/25/2017</td>
<td></td>
</tr>
<tr>
<td>11/01/2017</td>
<td>1254</td>
</tr>
<tr>
<td>11/06/2017</td>
<td>ACH11062017</td>
</tr>
<tr>
<td>11/10/2017</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1255</td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1256</td>
</tr>
<tr>
<td>11/14/2017</td>
<td>1257</td>
</tr>
<tr>
<td>11/14/2017</td>
<td>1258</td>
</tr>
<tr>
<td>11/16/2017</td>
<td>1259</td>
</tr>
<tr>
<td>11/16/2017</td>
<td>1260</td>
</tr>
<tr>
<td>11/16/2017</td>
<td></td>
</tr>
<tr>
<td>11/17/2017</td>
<td>1261</td>
</tr>
<tr>
<td>11/17/2017</td>
<td>1262</td>
</tr>
<tr>
<td>11/20/2017</td>
<td>ACH11202017</td>
</tr>
<tr>
<td>11/20/2017</td>
<td>303200D</td>
</tr>
<tr>
<td>11/20/2017</td>
<td>303100D</td>
</tr>
<tr>
<td>11/20/2017</td>
<td>ACH11202017</td>
</tr>
<tr>
<td>11/27/2017</td>
<td>1263</td>
</tr>
<tr>
<td>11/30/2017</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL CASH BALANCE:**

<table>
<thead>
<tr>
<th>DEPOSITS</th>
<th>PAYMENTS</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>135,993.60</td>
<td>135,993.60</td>
<td>146,600.73</td>
</tr>
</tbody>
</table>

**TOTAL EOY CASH BALANCE:**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>40,096.35</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Dear Board of Supervisors:

Please see attached the Magnolia Park Check Register reflecting all operation and maintenance expenditures paid from:

November 1, 2017 thru November 30, 2017

Please note that this does not include expenditures previously approved by the Board.

The total amount for items being presented is: $20,205.12

Thank you!
<table>
<thead>
<tr>
<th>DATE</th>
<th>CK NO.</th>
<th>PAYEE</th>
<th>TRANSACTION</th>
<th>BU DEPOSITS</th>
<th>BU PAYMENTS</th>
<th>BU BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/01/2017</td>
<td>1254</td>
<td>QPFG MANAGEMENT &amp; CONSULTING</td>
<td>CDD Mgmt - November</td>
<td>3,741.00</td>
<td>27,071.25</td>
<td></td>
</tr>
<tr>
<td>11/09/2017</td>
<td>ACH11092017</td>
<td>Google Services</td>
<td>Google Services - per Nov 8th Stmt</td>
<td>30.00</td>
<td>27,041.25</td>
<td></td>
</tr>
<tr>
<td>11/07/2017</td>
<td></td>
<td>Hillsborough Tax Collector</td>
<td>10/1-10/31/17 - Tax Collections</td>
<td>1,831.08</td>
<td>28,872.33</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1255</td>
<td>AQUATIC SYSTEMS, INC</td>
<td>Lake &amp; Pond Maint - September</td>
<td>3,155.00</td>
<td>25,717.33</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1256</td>
<td>YELLOWSTONE LANDSCAPE</td>
<td>Landscape Maint - September</td>
<td>540.00</td>
<td>25,177.33</td>
<td></td>
</tr>
<tr>
<td>11/14/2017</td>
<td>1257</td>
<td>FLORIDA DEPT OF ECONOMIC OPP</td>
<td>Annual Filing - FY 2018</td>
<td>175.00</td>
<td>25,002.33</td>
<td></td>
</tr>
<tr>
<td>11/14/2017</td>
<td>1258</td>
<td>VENTURESIN.COM, INC.</td>
<td>Web Site Hosting - November</td>
<td>80.00</td>
<td>24,922.33</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1259</td>
<td>PULTE GROUP - CP</td>
<td>Duplicate Fmt - Boundary Amendment</td>
<td>2,912.00</td>
<td>22,010.33</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td>1260</td>
<td>MAGNOLIA PARK CDD</td>
<td>Tax Collection Distribution F onto US Bank</td>
<td>620.62</td>
<td>21,089.71</td>
<td></td>
</tr>
<tr>
<td>11/10/2017</td>
<td></td>
<td>Hillsborough Tax Collector</td>
<td>11/1-11/12/17 - Tax Collections</td>
<td>8,774.13</td>
<td>29,863.84</td>
<td></td>
</tr>
<tr>
<td>11/17/2017</td>
<td>1261</td>
<td>TAMPA ELECTRIC</td>
<td>Electricity</td>
<td>801.32</td>
<td>29,062.52</td>
<td></td>
</tr>
<tr>
<td>11/17/2017</td>
<td></td>
<td>TAMPA ELECTRIC</td>
<td>10/4-11/1 - Streetlights</td>
<td>636.04</td>
<td>28,426.48</td>
<td></td>
</tr>
<tr>
<td>11/20/2017</td>
<td>ACH11202017</td>
<td>PAYCHEX PIR</td>
<td>P/R Fee</td>
<td>83.54</td>
<td>28,342.94</td>
<td></td>
</tr>
<tr>
<td>11/20/2017</td>
<td>303200</td>
<td>DAVID TURNER</td>
<td>BOS Mtg - 11/14/17</td>
<td>184.70</td>
<td>28,158.24</td>
<td></td>
</tr>
<tr>
<td>11/20/2017</td>
<td>303100</td>
<td>DENISE KIMIKI</td>
<td>BOS Mtg - 11/14/17</td>
<td>184.70</td>
<td>27,973.54</td>
<td></td>
</tr>
<tr>
<td>11/20/2017</td>
<td>ACH11202017</td>
<td>PAYCHEX PIR</td>
<td>BOS Mtg - 11/14/17</td>
<td>61.20</td>
<td>27,912.34</td>
<td></td>
</tr>
<tr>
<td>11/24/2017</td>
<td></td>
<td>Hillsborough Tax Collector</td>
<td>11/13-11/19 - Tax Collections</td>
<td>40,671.16</td>
<td>68,783.50</td>
<td></td>
</tr>
<tr>
<td>11/27/2017</td>
<td>1263</td>
<td>QPFG MANAGEMENT &amp; CONSULTING</td>
<td>Special Assessment FY 2016</td>
<td>6,700.00</td>
<td>62,083.50</td>
<td></td>
</tr>
<tr>
<td>11/30/2017</td>
<td></td>
<td>PULTE</td>
<td>O &amp; M (PullGroup)</td>
<td>84,517.22</td>
<td>146,600.73</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL CASH BALANCE**

115,593.60  29,295.12  144,600.73
## Invoice

**Invoice Date:** November 01, 2017  
**Invoice Num:** 76014  
**Contract #:**  
**Account #:** 0727:  
**Fed I.D. No:** 61-1806473

---

In Reference To: For services rendered for the period ending: November 01, 2017  
Magnolia Park Community Development District ("CDD") Management Services:

<table>
<thead>
<tr>
<th>Date</th>
<th>Consultant</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/1/2017</td>
<td>MA</td>
<td>Professional Management Services: Monthly CDD management including management, records, administration, general fund accounting, and regulatory compliance work. - Service Period: 11/01/17 - 11/30/17</td>
<td>$3,166.00</td>
</tr>
<tr>
<td>11/1/2017</td>
<td>MA</td>
<td>Additional Charge: General Office Operating Expenses. - Service Period: 11/01/17 - 11/30/17</td>
<td>$333.00</td>
</tr>
</tbody>
</table>

**Total Expenses:** $3,741.00  
**Amount Due This Invoice:** $3,741.00

---

RECEIVED OCT 31 2017

---

This debt will be assumed to be valid unless you dispute its validity in writing within 30 days of the Invoice date

*DPFG is now accepting the following credit cards: VISA, MASTERCARD, DISCOVER and AMERICAN EXPRESS*
## Invoice

**Invoice Date:** 9/1/2017  
**Invoice Number:** 0000384835  
**Customer Number:** 0047090  
**Payment Terms:** Net 30

---

**Magnolia Park CDD**  
C/O DPFG  
1060 Maitland Ctr Commons #340  
Maitland, FL 32751

---

<table>
<thead>
<tr>
<th>QTY ORD</th>
<th>ITEM DESCRIPTION</th>
<th>U/M</th>
<th>UNIT PRICE</th>
<th>EXT PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Monthly Lake and Wetland Services September</td>
<td></td>
<td>2,161.00</td>
<td>2,161.00</td>
</tr>
<tr>
<td></td>
<td>Pond #29 $105.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Monthly Lake and Wetland Services</td>
<td></td>
<td>994.00</td>
<td>994.00</td>
</tr>
<tr>
<td></td>
<td>Parcel 1) 39% HOA = $58.00 per month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parcel 2) 100% HOA = $78.00 per month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parcel 4) 100% HOA = $80.00 per month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parcel 9) 60% HOA = $65.00 per month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sites 30 &amp; 31 = $232.00 per Month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sites 32-34=$238.00 Per Month</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sites 35-37 = $243.00 per Month</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Received Sep 05, 2017**  
**Sales Tax:** (0.0%) $0.00  
**Less Payment:** $0.00  
**Total Due:** $3,155.00

---

*A 1.5% finance charge is added to balances 31 or more days past due*

---

**PLEASE RETURN THIS PORTION WITH PAYMENT.**  
**MAKE CHECKS PAYABLE TO:** Aquatic Systems, Inc.

- □ Address Changes (Note on Back of this Slip)
  *Please include contact name and phone number*

---

Aquatic Systems, Inc.  
2100 NW 33rd Street  
Pompano Beach, FL 33069

---

**Thank you for your business!**
Invoice

Invoice: INV-0000180347
Invoice Date: September 15, 2017

Bill To:
Magnolia Park CDD  
C/O DPFG  
1060 Maitland Center Commons Blvd  
Suite 340  
Maitland, FL 32751

Account: 11805
PO Number: 

Remit To:
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

Invoice Due Date: October 15, 2017
Invoice Amount: $11,607.75
Month of Service: September 2017

Monthly Landscape Maintenance 11,607.75

Invoice Total 11,607.75

RECEIVED SEP 15 2017

Should you have any questions or inquiries please call (386) 437-6211.
Florida Department of Economic Opportunity, Special District Accountability Program
FY 2017/2018 Special District Fee Invoice and Update Form

Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 70967
Date Invoiced: 10/02/2017
Annual Fee: $175.00
Late Fee: $0.00
Received: $0.00
Total Due, Postmarked by 12/04/2017: $175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District’s Name, Registered Agent’s Name, and Registered Office Address:

   Magnolia Park Community Development District
   Mr. Jere Earlywine
   119 South Monroe Street, Suite 300
   Tallahassee, FL 32301

2. Telephone: (850) 222-7500
3. Fax: (850) 224-8551
4. Email: jeree@hgslaw.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.magnoliaparkcdd.org
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 04/13/2017
12. Date Established: 04/16/2007
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinances 07-10 and 47-47
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 04/13/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent’s Signature: __________________________ Date: 10/25/17

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

   1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.

   2. This special district is in compliance with the reporting requirements of the Department of Financial Services.

   3. This special district reported $3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2015/2016 Annual Financial Report (if created since then, attach an income statement verifying $3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: __________________________

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.
VenturesIn.com, Inc.
9560 West Linebaugh Avenue
Tampa, FL 33626

Invoice

Date | Invoice #
--- | ---
11/1/2017 | 43346

Bill To:
Magnolia Park CDD
C/O DPFG
1060 Maitland Center Commons Blvd Ste 340
Maitland, FL 32751

For additional information, or for questions about your bill, call (813) 999-4477, or email information@venturesin.com.

Please visit us on the web at www.venturesin.com

<table>
<thead>
<tr>
<th>Due Date</th>
<th>P.O. No.</th>
<th>Terms</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/1/2017</td>
<td></td>
<td>Due on receipt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CommunityXS Application Hosting</td>
<td>1</td>
<td>80.00</td>
<td>80.00</td>
</tr>
</tbody>
</table>

Payment Instructions
Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy
A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<table>
<thead>
<tr>
<th>Subtotal</th>
<th>$80.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales Tax (0.0%)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$80.00</td>
</tr>
<tr>
<td>Payments/Credits</td>
<td>$0.00</td>
</tr>
<tr>
<td>Balance Due</td>
<td>$80.00</td>
</tr>
</tbody>
</table>
**Magnolia Park CDD**

**Balance Sheet by Class**

*As of June 2, 2017*

### ASSETS

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Checking/Savings</td>
<td>71,980.65</td>
<td>272,552.26</td>
<td>1,348.52</td>
<td>345,881.43</td>
</tr>
<tr>
<td>Accounts Receivable</td>
<td>25,028.82</td>
<td>0.00</td>
<td>0.00</td>
<td>25,028.82</td>
</tr>
<tr>
<td>Other Current Assets</td>
<td>1,945.00</td>
<td>37.53</td>
<td>0.00</td>
<td>1,982.53</td>
</tr>
<tr>
<td><strong>Total Current Assets</strong></td>
<td><strong>98,954.47</strong></td>
<td><strong>272,599.79</strong></td>
<td><strong>1,348.52</strong></td>
<td><strong>372,892.78</strong></td>
</tr>
</tbody>
</table>

**TOTAL ASSETS**

|                   | 98,954.47   | 272,599.79 | 1,348.52            | 372,892.78|

### LIABILITIES & EQUITY

**Liabilities**

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Liabilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts Payable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1202001 - Due to Developer</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Accounts Payable</strong></td>
<td>2,912.00</td>
<td>0.00</td>
<td>0.00</td>
<td>2,912.00</td>
</tr>
<tr>
<td>Other Current Liabilities</td>
<td>24,504.35</td>
<td>0.00</td>
<td>0.00</td>
<td>24,504.35</td>
</tr>
<tr>
<td><strong>Total Current Liabilities</strong></td>
<td><strong>27,416.35</strong></td>
<td><strong>0.00</strong></td>
<td><strong>0.00</strong></td>
<td><strong>27,416.35</strong></td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>27,416.35</td>
<td>0.00</td>
<td>0.00</td>
<td>27,416.35</td>
</tr>
<tr>
<td>Equity</td>
<td>71,538.12</td>
<td>272,599.79</td>
<td>1,348.52</td>
<td>345,476.43</td>
</tr>
<tr>
<td><strong>TOTAL LIABILITIES &amp; EQUITY</strong></td>
<td><strong>98,954.47</strong></td>
<td><strong>272,599.79</strong></td>
<td><strong>1,348.52</strong></td>
<td><strong>372,892.78</strong></td>
</tr>
</tbody>
</table>

*overpayment refund*

**RECEIVED JUN 05 2017**
Your Account Summary

<table>
<thead>
<tr>
<th>Account Summary</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Amount Due</td>
<td>$74.36</td>
</tr>
<tr>
<td>Payment(s) Received</td>
<td>-$74.36</td>
</tr>
<tr>
<td>Current Month's Charges</td>
<td>$97.70</td>
</tr>
</tbody>
</table>

Total Amount Due: $97.70

Statement Date: 11/06/2017
Account: 211002870734
Current month’s charges: $97.70
Total amount due: $97.70
Payment Due By: 11/27/2017

Help us avoid service interruptions

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig or peoplesgas.com/callbeforeyoudig.

Follow us and we'll keep you posted

Twitter: twitter.com/tampaelectric
Facebook: facebook.com/tampaelectric
YouTube: youtube.com/tecoenergyinc
## Details of Charges – Service from 10/04/2017 to 10/31/2017

Service for: 6510 FALKENBURG RD, S, RIVERVIEW, FL 33578-0000

Meter Location: Pmp

<table>
<thead>
<tr>
<th>Meter Number</th>
<th>Read Date</th>
<th>Current Reading</th>
<th>Previous Reading</th>
<th>Total Used</th>
<th>Multiplier</th>
<th>Billing Period</th>
<th>Rate Schedule: General Service - Non Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>C06323</td>
<td>10/31/2017</td>
<td>99,552</td>
<td>98,784</td>
<td>768 kWh</td>
<td>1</td>
<td>28 Days</td>
<td></td>
</tr>
</tbody>
</table>

**Basic Service Charge**
- $19.94

**Energy Charge**
- $47.74

**Fuel Charge**
- $22.70

**Florida Gross Receipt Tax**
- $2.32

**Electric Service Cost**
- $92.70

**Other Fees and Charges**
- Electric Late Payment Fee
  - $5.00

**Total Other Fees and Charges**
- $5.00

**Total Current Month’s Charges**
- $97.70

---

### Important Messages

**Fuel sources We Use to Serve You**
For the 12-month period ending September 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:
- Natural Gas & Oil* 60%
- Coal 34%
- Purchased Power 6%
*Oil makes up less than 1%
MAGNOLIA PARK CDD
OAK LANDING BLVD/ IMPERIAL LAKE
MULBERRY, FL 33860

Your Account Summary

Previous Amount Due $703.62
Payment(s) Received Since Last Statement -$703.62
Current Month's Charges $703.62

Total Amount Due $703.62

Help us avoid service interruptions

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig or peoplesgas.com/callbeforeyoudig.

Follow us and we'll keep you posted

RECEIVED NOV 17 2017

twitter.com/tampaelectric facebook.com/tampaelectric

youtube.com/tecoenergyinc
Details of Charges – Service from 10/05/2017 to 11/02/2017

Service for: OAK LANDING BLVD/ IMPERIAL LAKE, MULBERRY, FL 33860

Rate Schedule: Lighting Service

<table>
<thead>
<tr>
<th>Lighting Service Items LS-1 (Bright Choices) for 29 days</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>612 kWh @ $0.03224/kWh</td>
<td>$19.73</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>17 Fixtures</td>
<td>$209.78</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>17 Poles</td>
<td>$406.64</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>612 kWh @ $0.02916/kWh</td>
<td>$17.85</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
<td>$0.96</td>
</tr>
<tr>
<td>Municipal Public Service Tax</td>
<td></td>
<td>$2.44</td>
</tr>
<tr>
<td>State Tax</td>
<td></td>
<td>$46.22</td>
</tr>
<tr>
<td><strong>Lighting Charges</strong></td>
<td></td>
<td><strong>$703.62</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Current Month's Charges</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>$703.62</strong></td>
</tr>
</tbody>
</table>

Important Messages

Fuel sources We Use to Serve You
For the 12-month period ending September 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 60%
- Coal 34%
- Purchased Power 6%

*Oil makes up less than 1%
MAGNOLIA PARK CDD
FAULKENBURG/PROGRESS
TAMPA, FL 33619-0000

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/07/2017
Account: 211002870973

Current month’s charges: $636.04
Total amount due: $636.04
Payment Due By: 11/28/2017

Help us avoid service interruptions

Call 811 two days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig or peoplesgas.com/callbeforeyoudig.

Follow us and we'll keep you posted

twitter.com/tampaelectric
facebook.com/tampaelectric
youtube.com/tecoenergyinc

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

tampaelectric.com |  

Account: 211002870973  
Statement Date: 11/07/2017  
Current month's charges due 11/28/2017

Details of Charges – Service from 10/04/2017 to 11/01/2017

Service for: FAULKENBURG/PROGRESS, TAMPA, FL 33619-0000  
Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting Energy Charge</td>
<td>1575 kWh</td>
<td>$0.03224/kWh</td>
<td>$50.78</td>
</tr>
<tr>
<td>Fixture &amp; Maintenance Charge</td>
<td>15 Fixtures</td>
<td></td>
<td>$178.05</td>
</tr>
<tr>
<td>Lighting Pole / Wire</td>
<td>15 Poles</td>
<td></td>
<td>$358.80</td>
</tr>
<tr>
<td>Lighting Fuel Charge</td>
<td>1575 kWh</td>
<td>$0.02916/kWh</td>
<td>$45.93</td>
</tr>
<tr>
<td>Florida Gross Receipt Tax</td>
<td></td>
<td></td>
<td>$2.48</td>
</tr>
</tbody>
</table>

Lighting Charges               $636.04

Total Current Month's Charges  $636.04

Important Messages

Fuel sources We Use to Serve You
For the 12-month period ending September 2017, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

- Natural Gas & Oil* 60%
- Coal 34%
- Purchased Power 6%
*Oil makes up less than 1%
PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:-
27127 Calle Arroyo, Suite 1910 - San Juan Capistrano, CA 92675
(949) 388-9269, Accounts Receivable

Magnetic Park Community Development District
c/o DPFG, Inc.
1060 Maitland Center Commons Blvd., Suite 340
Maitland, FL 32751

In Reference To: For services rendered for the period ending: September 30, 2017
For assessment roll services rendered for the Magnolia Park Community Development District
("CDD") located in Hillsborough County, as follows:

<table>
<thead>
<tr>
<th>Reimbursable Expenses:</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>Consultant</td>
<td>Description</td>
</tr>
<tr>
<td>9/30/2017</td>
<td>MA</td>
<td>Professional Management Services: Yearly Fee - Special assessment roll preparation operations and maintenance for the Fiscal Year 2018</td>
</tr>
</tbody>
</table>

Total Expenses: $6,700.00

Amount Due This Invoice: $6,700.00

RECEIVED SEP 29 2017

This debt will be assumed to be valid unless you dispute its validity in writing within 30 days of the Invoice date.

DPFG is now accepting the following credit cards:
VISA, MASTERCARD, DISCOVER and AMERICAN EXPRESS
DEED OF CONSERVATION EASEMENT

Prepared by: Ricardo Muratti, Esq.
Return to: Environmental Protection Commission
3629 Queen Palm Dr.
Tampa, Florida, 33619
Attn: Wetlands Management Division

THIS DEED OF CONSERVATION EASEMENT is given this 14th day of
cember 2017, Magnolia Park Community Development District
Magnolia Park CDD, 340, Manorland, FL (name and address) ("Grantor")
to the ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY,
whose address is 3629 Queen Palm Dr., Tampa, Florida 33619 ("EPC" or "Grantee"). As used
herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and
all subsequent owners of the Property (as hereinafter defined) and the term Grantee shall include
any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the sole owner in fee simple of certain lands situated in
Hillsborough County, Florida, more specifically described in Exhibit "A" attached hereto and
incorporated herein ("Property");

WHEREAS, Grantor impacted a wetland at a site in Hillsborough County (Project),
which is subject to the regulatory jurisdiction of the Grantee pursuant to the Hillsborough County
Environmental Protection Act, Chapter 84-446, Laws of Florida, as amended, and Chapter 1-11,
Rules of the EPC;

WHEREAS, under the jurisdiction of the EPC Settlement Agreement Case # 2017-
63210E between the Environmental Protection Commission of Hillsborough County (EPC) and
Grantor, executed on August 25, 2017, the Grantee authorizes certain activities
which affect wetlands in Hillsborough County;

WHEREAS, Grantor, pursuant to Section 1-11.08, Rules of the EPC, grants this
conservation easement as a condition of the issuance of the Settlement Agreement to offset or
prevent adverse impacts to water quality and natural resources, including fish, wildlife, and
wetland or other surface water functions.
NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby voluntarily grants and conveys a perpetual conservation easement, as defined in Section 704.06, Florida Statutes, for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature and character of this conservation easement shall be as follows:

1. **Purpose.** The purpose of this conservation easement is to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland or upland areas included in the conservation easement which are to be mitigated pursuant to the Settlement Agreement shall be retained in the mitigated conditions required by the Settlement Agreement. Furthermore, during the term of the Settlement Agreement, the Grantor shall be required to comply with all of the terms and conditions of the Settlement Agreement pertaining to the Property, including any required monitoring or maintenance activities. However, upon the Grantee's issuance of a Certificate of Completion for the mitigation located on the Property, all of the Grantor's obligations under the Settlement Agreement shall terminate and Grantor shall no longer be required to conduct any monitoring or maintenance of the Property unless required in this conservation easement.

2. **Rights of Grantee.** To carry out this purpose, the following rights are conveyed to Grantee by this easement:

   a. The right to take action to preserve and protect the environmental value of the Property, as set forth in paragraph 2.c., below;

   b. The right to enter upon and inspect the Property in a reasonable manner and at reasonable times, including the right to use vehicles and all necessary equipment to determine if Grantor is complying with the covenants and prohibitions contained in this conservation easement; and

   c. The right to enforce this conservation easement by injunction or proceed at law or in equity to enforce the provisions of this conservation easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities hereinafter set forth, and the right to require Grantor to restore such areas or features of the Property that may be damaged by any Prohibited Uses.

3. **Prohibited Uses.** Any activity on or use of the Property inconsistent with the purpose of this conservation easement is prohibited. Without limiting the foregoing, the following activities and uses are expressly prohibited, except for restoration, creation, enhancement, maintenance, and monitoring activities authorized by the Settlement Agreement:
a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, including the removal, destruction, trimming or alteration of mangroves, except for any maintenance or removal of invasive exotic plant species in accordance with a plan approved by the EPC;

d. Planting or seeding of plants that are outside its natural range or zone of dispersal and has or is able to form self-sustaining, expanding, and free-living populations in a natural community with which it has not previously associated;

e. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance;

f. Surface use except for purposes that permit the land or water area to remain in its natural condition;

g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, fencing and use by farm animals for grazing. Any ditching, diking, or fencing is considered detrimental; and

h. Acts or uses detrimental to such aforementioned retention of land or water areas in a natural state as described in paragraph Nos. 1 and 3a. through g. above.

4. **Reserved Rights.** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any EPC rule, permit and the intent and purposes of this conservation easement. Entry into this Conservation Easement does not relieve Grantor of the need to comply with applicable federal, state or local laws, regulations or ordinances, and all applicable permits and orders issued under those laws, regulations or ordinances. Removal of exotic and nuisance plant species from wetlands and other surface waters requires authorization from the EPC.

5. **Public Access.** No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

6. **Responsibilities of Parties.** Grantor shall take responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property, if necessary to preserve and protect the environmental value of the Property. In addition, Grantee shall have no responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

7. **Taxes.** Grantor shall pay before delinquency any and all taxes, assessments, fees, and
charges of whatever description levied on or assessed by competent authority on the Property, and shall furnish Grantee with satisfactory evidence of payment upon request.

8. Grantee’s Liability. Grantee’s liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Property.

9. Hazardous Substances. Grantor covenants and represents that to the best of its knowledge prior to its acquisition of the Property and that since its acquisition of the Property, no hazardous or toxic substance exist nor have been generated, treated, stored, used, disposed of, or deposited in or on the Property, and that there are not now any underground storage tanks located on the Property.

10. Enforcement Discretion. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach by Grantor, shall not be deemed or construed to be a waiver of Grantee’s rights.

11. Venue and Enforcement Costs. The terms and conditions of this Conservation Easement may be enforced by Grantee by injunctive relief and other appropriate available remedies, and Grantor consents that venue for such enforcement actions shall lie exclusively in the circuit court of the Thirteenth Judicial Circuit, in Hillsborough County, Florida. If Grantee prevails in an enforcement action, it shall be entitled to attorneys’ fees, costs and to recover the cost of restoring the land to the natural vegetative and hydrologic condition existing at the time of execution of the conservation easement. These remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapter 84-446, Laws of Florida, as amended.

12. Assignment of Rights. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under applicable state laws.

13. Recording in Land Records. Grantor shall record this conservation easement and any amendments hereto within thirty (30) days of execution of this easement in the Official Records of Hillsborough County, Florida. Grantor shall pay all recording costs and taxes necessary to record this conservation easement in the public records.

14. Successors. The covenants, terms, conditions and restrictions of this conservation easement shall be binding upon, and inure to the benefit of the parties hereto and their respective successors and assigns and shall continue as a servitude running in perpetuity with the Property.

15. Notices. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
16. **Subsequent Deeds.** Grantor shall insert the terms and restrictions of this conservation easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property. Grantor further agrees to give written notice to Grantee of the transfer of any interest at least twenty days prior to the date of such transfer. The failure of Grantor to perform any act required by this paragraph shall not impair the validity of this conservation easement or limit its enforceability in any way.

17. **Severability.** If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

18. **Alteration or Revocation.** This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their assigns or successors-in-interest, which shall be filed in the public records in Hillsborough County.

19. **Controlling Law.** The interpretation and performance of this conservation easement shall be governed by the laws of the State of Florida.

20. **Rights of SWFWMD, ACOE and DEP.** In the event the Southwest Florida Water Management District (SWFWMD), Army Corps of Engineers (ACOE) and / or the Department of Environmental Protection (DEP) require the same or a substantially similar mitigation for the referenced wetland impacts, the aforementioned agency shall have all the rights of Grantee to enforce the terms of this easement.

**TO HAVE AND TO HOLD** the said conservation easement unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement, and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the
day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

[Signature]
Print Witness Name: [Name]
Date: [Date]

By: [Signature]
Print Name: [Name]
Title: [Title]

STATE OF FLORIDA
COUNTY OF [County]

The Grantor's signature(s) on the foregoing Conservation Easement was (were) acknowledged before me
this ___ day of ____, 20__, by [Name] (owners).
He/she is personally known to me or has produced __________________ as identification, and who
stated under oath that he was the person who signed.

[Signature]
Notary Public
Printed/Typed Name of Notary

To be signed by Grantee EPC prior to recording:

Approved as to form by the Environmental
Protection Commission, Wetlands Management Division.

By: [Signature]
Print Name: [Name]
LEGAL DESCRIPTION:

All of WETLAND CONSERVATION AREA "C", MAGNOLIA PARK CENTRAL, PHASE 1A, according to the plat thereof as recorded in Plat Book 115, Pages 185 through 190, inclusive, Public Records of Hillsborough County, Florida.

Containing 3.890 acres, more or less.
NOTICE OF PUBLIC HEARING TO VACATE

November 20, 2017

Centex Homes
C/o Pulte Homes
4901 Vineland Rd Ste 500
Orlando, FL 32811-7383

SUBJECT: PUBLIC HEARING ON VACATING PETITION #V17-0039
Pacer Financial, LLC: Folio Nos. 047935.0000 & 049070.0000
Land located west of Falkenburg Boulevard and South of Progress Boulevard

Dear Property Owner:

This letter is to inform you that a Public Hearing date has been established on December 12, 2017, to consider the above-referenced Petition to Vacate. The purpose of this request is to develop the subject parent parcels as part of a unified plan without public right-of-way easements.

The Public Hearing is to be held during the Board of County Commissioners’ Land Use Meeting on said date. The hearing will be held on the 2nd floor of the County Center, 601 East Kennedy Boulevard, Tampa, Florida, starting at 9:00 a.m. It is advisable that anyone who has filed an objection to the subject vacating be in attendance at the Public Hearing to voice their objection before the Board.

Should you have any questions or comments about this letter, please contact the Vacating Program Coordinator:

Senior Real Property Specialist – Vacating
Hillsborough County Real Estate and Facilities Services Department
601 E Kennedy Boulevard, 23rd Floor
Tampa, Florida 33602

Sincerely,

Michael Brooks, Esq.
Petitt Worrell Rocha PLLC
100 North Tampa Street Suite 3575
Tampa, Florida 33602
813.603.6300
NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE SOUTH LINE OF TRACT 4 AS BEING S89°59'47"W. SEE SHEET 1 OF 5 FOR OVERALL MAP AND LEGEND; SHEET 2, 3 AND 4 OF 5 FOR SKETCH AND SHEET 5 OF 5 FOR LEGAL DESCRIPTION.

SCALE: 1" = 500'  
GRAPHIC SCALE IN FEET

LEGEND
AC = Acres
( ) = Calculated
COR = Corner
E = East
(F) = Field Data
FDOT = Florida Department of Transportation
FT = Feet
(L) = Legal Description
LB = Licensed Business Number
LF = Linear Feet
LS = Licensed Surveyor
N = North
O/A = Overall
ORB = Official Record Book
(P) = Plat
PB = Plat Book
PG(S) = Pages
PLS = Professional Land Surveyor
POB = Point of Beginning
POC = Point of Commencement
RNG = Range
R/W = Right of Way
S = South
SEC = Section
SQ = Square
TWP = Township
W = West
xx° = Degrees
xx' = Minutes (Bearings)
x" = Seconds (Bearing)
xx' = Feet (Distances)

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON A BOUNDARY SURVEY OF THE SITE BY AVIDGROUP.

PREPARED FOR: MMI DEVELOPMENT, LLC

SKETCH AND LEGAL DESCRIPTION: 30' RW-2 VACATION

SCALE: AS NOTED
DRAWN: J.W.
CHECKED: J.W.
COUNTY: HILLSBOROUGH
JOB NO. 3226005
DATE: 11/17/17
SECTION: 1 & 12
TOWNSHIP: 30S
RANGE: 19E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34983
ENVIRONMENTAL SCIENCES PHONE (727) 780-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

AVIDGROUP®

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

SHEET 1 of 5
LEGAL DESCRIPTION: 30 FOOT RIGHT OF WAY 2- TO BE VACATED

A PARCEL OF LAND BEING THE 30 FOOT WIDE RIGHT OF WAY SOUTH OF TRACT 6 AND NORTH OF TRACT 11, SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AS SHOWN ON THE PLAT ENTITLED SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH EAST CORNER OF TRACT 'B' AS SHOWN ON THE PLAT ENTITLED MAGNOLIA PARK SOUTHWEST 6TH AS RECORDED IN PLAT BOOK 123, PAGE 139 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 4, NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST AS SHOWN ON THE PLAT ENTITLED SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WITH THE WESTERN RIGHT OF WAY OF FAULKENBURG ROAD; THENCE SOUTH 89°59'47" WEST ALONG SAID SOUTH LINE OF SAID TRACT 4 OF SAID NORTHEAST 1/4 OF SECTION 12 AND NORTH LINE OF SAID TRACT 'B' FOR 652.81 FEET TO INTERSECT THE WEST BOUNDARY OF THE NORTH EAST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 12; THENCE NORTH 00°18'45" EAST ALONG SAID LINE FOR 666.82 FEET TO INTERSECT THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 12 AND THE SOUTH LINE OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST AND THE CENTERLINE OF A 30 FOOT WIDE RIGHT OF WAY NORTH OF SAID TRACT 4, NORTHEAST 1/4 OF SECTION 12 AND SOUTH OF TRACT 13, SOUTHEAST 1/4 OF SAID SECTION 1 OF THE AFORESAID PLAT; THENCE SOUTH 89°50'41" EAST ALONG SAID LINE FOR 44.42 FEET TO INTERSECT A LINE THAT IS 15 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 13 OF SAID SOUTHEAST 1/4 OF SECTION 1 ON SAID PLAT, EXTENDED SOUTHERLY; THENCE NORTH 00°14'34" EAST ALONG SAID LINE FOR 14.76 FEET TO INTERSECT THE SOUTH LINE OF SAID TRACT 13 OF SAID SOUTHEAST 1/4 OF SECTION 1 EXTENDED AND SAID TRACT 13, OF SAID SOUTHEAST 1/4 OF SECTION 1 OF THE AFORESAID PLAT FOR 560.13 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 13 OF SAID SOUTHEAST 1/4 OF SECTION 1 AND THE SOUTHWEST CORNER OF TRACT 14, SAID SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 00°14'34" EAST ALONG THE EAST LINE OF SAID TRACT 13 OF SAID SOUTHEAST 1/4 OF SECTION 1 AND SAID TRACT 12 OF SAID SOUTHEAST 1/4 SECTION 1 AND THE WEST LINE OF SAID TRACTS 14 AND 11 OF SAID SOUTHEAST 1/4 OF SECTION 1 OF AND THE AFORESAID PLAT FOR 810.84 FEET TO THE SOUTHEAST CORNER OF THE NORTH 490 FEET OF SAID TRACT 12 OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 00°21'25" EAST ALONG THE WEST BOUNDARY OF SAID TRACT 11 OF SAID SOUTHEAST 1/4 OF SECTION 1 AND THE EAST BOUNDARY OF THE SAID NORTH 490 FEET OF TRACT 12 OF SAID SOUTHEAST 1/4 OF SECTION 1 FOR 448.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11 OF SAID SOUTHEAST 1/4 OF SECTION 1 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°21'25" EAST, ALONG WEST LINE OF SAID TRACT 11 OF SAID SOUTHEAST 1/4 OF SECTION 1 EXTENDED NORTH, FOR 30.00 FEET TO THE SOUTHWEST CORNER OF TRACT 6 OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE SOUTH 89°48'16" EAST ALONG THE SOUTH LINE OF SAID TRACT 6 OF SAID SOUTHEAST 1/4 OF SECTION 1 FOR 600.76 FEET TO INTERSECT THE WESTERN RIGHT OF WAY OF FAULKENBURG ROAD; THENCE SOUTH 00°20'43" WEST ALONG THE SAID WESTERN RIGHT OF WAY FOR 30.00 FEET TO INTERSECT THE NORTH LINE OF AFORESAID TRACT 11 OF SAID SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 89°48'16" WEST ALONG THE NORTH LINE OF SAID TRACT 11 OF SAID SOUTHEAST 1/4 OF SECTION 1 FOR 600.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,023 SQUARE FEET OR 0.414 ACRES, MORE OR LESS.
NOTES: THIS LEGAL DESCRIPTION AN SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASED OF BEARINGS: THE SOUTH LINE OF TRACT 4 AS BEING S92°58'47"W SEE SHEET 1 OF 4 FOR OVERALL MAP AND LEGEND; SHEET 2 AND 3 OF 4 FOR SKETCH AND SHEET 4 OF 4 FOR LEGAL DESCRIPTION

LEGEND
AC = Acres
(C) = Calculated
COR = Corner
E = East
(F) = Field Data
FDOT = Florida Department of Transportation
FT = Feet
(L) = Legal Description
LB = Licensed Business Number
LF = Linear Feet
LS = Licensed Surveyor
N = North
O/A = Overall
ORB = Official Record Book
(P) = Plat
PG(S) = Pages
PLS = Professional Land Surveyor
POB = Point of Beginning
POC = Point of Commencement
RNG = Range
R/W = Right of Way
S = South
SEC = Section
SQ = Square
TWP = Township
W = West
xx° = Degrees
xx' = Minutes (Bearings)
xx" = Seconds (Bearings)
xx' = Feet (Distances)

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON A BOUNDARY SURVEY OF THE SITE BY AVIDGROUP.

PREPARED FOR: MMI DEVELOPMENT, LLC

SKETCH AND LEGAL DESCRIPTION: 30' RW-1 VACATION

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC TRANSPORTATION
ENVIRONMENTAL SCIENCES
SURVEYING
GIS

AVID GROUP

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC TRANSPORTATION
ENVIRONMENTAL SCIENCES
SURVEYING
GIS

AVIDGROUP.COM

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
FAX (727) 784-8662
SOUTH TAMPA
TRACT 13
PB 6, PAGE 3
SE 1/4 SECTION 1,
TOWNSHIP 30 S, RANGE 19 E
FOLIO# 47935.0010
S89°50'41"E(F)
665.13'(F)
660.13'

SOUTH TAMPA
TRACT 4
PB 6, PAGE 3
NE 1/4 SECTION 12,
TOWNSHIP 30 S, RANGE 19 E
FOLIO# 49070.0000

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

PREPARED FOR:
MMI DEVELOPMENT, LLC

SHEET DESCRIPTION:
SKETCH AND LEGAL DESCRIPTION: 30' RW-1 VACATION

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS
AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

BASIS OF BEARINGS: THE SOUTH LINE OF TRACT 4 AS BEING S89°50'47"W
SEE SHEET 1 OF 4 FOR OVERALL MAP AND LEGEND; SHEET 2 AND 3 OF 4 FOR
SKETCH AND SHEET 4 OF 4 FOR LEGAL DESCRIPTION
THIS IS NOT A SURVEY

SE CORNER TRACT 13
SW CORNER TRACT 14
WEST BOUNDARY OF TRACT 14
POB
30' R/W-1

SOUTH BOUNDARY OF TRACT 14
FOLIO# 47035.0000
PB 6, PAGE 3
SE 1/4 SECTION 1,
TOWNSHIP 30 S, RANGE 19 E
530.07

SOUTH TAMPA
TRACT 14
N 89°50'01"E
516.83

R=900.00
ARC=32.81
Δ=2°05'19"
CB=S24°01'43"W
CH=32.81

30' R/W-1
30' PLATTED RIGHT OF WAY
PB 6, PAGE 3
UNIMPROVED
PORTION TO BE VACATED

SOUTH LINE SECTION 1-30-19
NORTH LINE SECTION 12-30-19

SOUTH TAMPA
TRACT 3
PB 6, PAGE 3
NE 1/4 SECTION 12,
TOWNSHIP 30 S, RANGE 19 E
FOLIO# 49070.0000

0/A (F) R=1020.00
ARC=411.26
Δ=23°06'06"
CB=S42°28'29"W
CH=406.48

(D) R=1020.00
ARC=411.33
Δ=23°06'19"
CB=N42°27'40"E
CH=408.55

POC 30' R/W-1

FAULKENBURG ROAD

(D) R=900.00 ARC=289.22 Δ=18°24'44"
CB=S44°48'27"W CH=287.98

LESS FAULKENBURG ROAD

LESS OUT PORTION OF TRACT 3

PB 6, PAGE 3

SCALE: 1" = 100'

GRAPHIC SCALE IN FEET

PREPARED FOR: MMI DEVELOPMENT, LLC

SHEET DESCRIPTION: SKETCH AND LEGAL DESCRIPTION: 30' RW-1 VACATION

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS
AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS
OF THIS COUNTY.

BASIS OF BEARINGS: THE SOUTH LINE OF TRACT 4 AS BEING S89°59'47"W
SEE SHEET 1 OF 4 FOR OVERALL MAP AND LEGEND; SHEET 2 AND 3 OF 4 FOR
SKETCH AND SHEET 4 OF 4 FOR LEGAL DESCRIPTION

AVID
GROUP®

SHEET 3 of 4
LEGAL DESCRIPTION: 30 FOOT RIGHT OF WAY 1 - TO BE VACATED

A PARCEL OF LAND BEING THE 30 FOOT WIDE RIGHT OF WAY SOUTH OF TRACTS 13, AND 14 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST AND NORTH OF TRACTS 4 AND 3 OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AS SHOWN ON THE PLAT ENTITLED SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH EAST CORNER OF TRACT B AS SHOWN ON THE PLAT ENTITLED MAGNOLIA PARK SOUTHWEST G AS RECORDED IN PLAT BOOK 123, PAGE 139 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND AT THE INTERSECTION OF THE SOUTH LINE OF TRACT 4, OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST AS SHOWN ON THE PLAT ENTITLED SOUTH TAMPA AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WITH THE WESTERN RIGHT OF WAY OF FAULKENBURG ROAD; THENCE SOUTH 89°59'41" WEST ALONG SAID SOUTH LINE OF SAID TRACT 4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, AND NORTH LINE OF SAID TRACT B FOR 662.61 FEET TO INTERSECT THE WEST BOUNDARY OF THE NORTH EAST 1/4 OF SAID SECTION 12; THENCE NORTH 00°16'45" EAST ALONG SAID LINE FOR 666.82 FEET TO INTERSECT THE NORTH LINE OF SAID THE NORTHEAST 1/4 OF SAID SECTION 12 AND THE SOUTH LINE OF OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 19 EAST AND THE CENTERLINE OF A 30 FOOT WIDE RIGHT OF WAY NORTH OF SAID TRACT 4 OF THE NORTHEAST 1/4 OF SAID SECTION 12 AND SOUTH OF TRACT 13, OF THE SOUTHEAST 1/4 OF SAID SECTION 1 OF THE AFORESAID PLAT; THENCE SOUTH 89°50'41" EAST ALONG SAID LINE FOR 44.42 FEET TO INTERSECT A LINE THAT IS 15 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 13 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 ON SAID PLAT; EXTENDED SOUTHERLY; THENCE NORTH 00°14'00" EAST ALONG SAID LINE FOR 14.78 FEET TO INTERSECT THE SOUTH LINE OF SAID TRACT 13 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 EXTENDED WESTERLY; THENCE SOUTH 89°50'41" EAST ALONG THE SOUTH LINE OF SAID TRACT 13 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 EXTENDED, AND SOUTH LINES OF SAID TRACTS 13 AND TRACT 14, OF THE SOUTHEAST 1/4 OF SAID SECTION 1 OF THE AFORESAID PLAT FOR 660.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'41" EAST ALONG THE SOUTH LINE OF SAID TRACT 14 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 FOR 530.07 FEET TO THE POINT OF INTERSECTION THE AFORESAID WESTERN RIGHT OF WAY FOR FAULKENBURG ROAD AND A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE SAID WESTERN RIGHT OF WAY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 02°05'19", AN ARC LENGTH OF 32.81 FEET, AND A CHORD BEARING SOUTH 24°01'43" WEST FOR 32.81 FEET TO INTERSECT THE NORTH LINE OF TRACT 3 OF THE NORTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST SHOWN ON THE AFORESAID PLAT; THENCE NORTH 89°50'01" WEST ALONG THE NORTH LINE OF SAID TRACT 3 OF THE NORTHEAST 1/4 OF SAID SECTION 12, FOR 516.83 FEET TO INTERSECT THE WEST LINE OF AFORESAID TRACT 14 OF THE SOUTHEAST 1/4 OF SAID SECTION 1 EXTEND SOUTHERLY; THENCE NORTH 00°14'00" EAST ALONG SAID LINE FOR 29.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,681 SQUARE FEET OR 0.3600 ACRES, MORE OR LESS.

PREPARED FOR: MM DEVELOPMENT, LLC

SHEET DESCRIPTION: SKETCH AND LEGAL DESCRIPTION: 30' RW-1 VACATION

AVID GROUP

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE SOUTH LINE OF TRACT 4 AS BEING S89°59'47"W SEE SHEET 1 OF 4 FOR OVERALL MAP AND LEGEND; SHEET 2 AND 3 OF 4 FOR SKETCH AND SHEET 4 OF 4 FOR LEGAL DESCRIPTION
Hi Patricia,

Hope you had a great holiday! Just wanted to follow up on the below concern and let you know that there is in fact turf and irrigation done to the homeowners property. We will get you estimates for repair asap.

Thank you!

Scott Crow | Account Manager
Yellowstone Landscape
30319 Commerce Drive, San Antonio, FL 33576
Ph: 813.223.6999 | www.yellowstonelandscape.com

-----Original Message-----
From: Patricia Comings-Thibault [mailto:patricia.comings-thibault@dpfg.com]
Sent: Monday, November 20, 2017 2:38 PM
To: 'Chris Fisher' <Chris.Fisher@clearviewland.com>; John Goolsby <John.Goolsby@clearviewland.com>; Michael Piendel <Michael.Piendel@Pulte.com>; Debora Hudrlik <Debora.Hudrlik@PulteGroup.com>; Matt Finnesy <mfinnesy@ripatampa.com>; David Compton <DCompton@ripatampa.com>
Cc: Jere Earlywine (JereE@hgslaw.com) <JereE@hgslaw.com>; Crow, Scott <scrow@yellowstonelandscape.com>; Perez, Brett <brettperez@yellowstonelandscape.com>; sroberge <sroberge@lelandmanagement.com>
Subject: RE: Berm Repair & Resident Yard

Certainly, and thank you for your prompt response.

Patricia Comings-Thibault, MACC
Senior Manager
DPFG
1060 Maitland Center Commons, Suite 340
Maitland, FL 32751
P:(321) 263-0132, Ext. 4205
Cell(407)221-9153

The information contained in this email transmission is privileged and confidential information intended only for the review and use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, use or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Thank you.

-----Original Message-----