



Management & Consulting, LLC
15310 Amberly Drive Suite 175
Tampa, Fl. 33647
813-374-9105

***MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

***Tuesday
April 14, 2020
5:30 p.m.***

Location:

***Zoom
Conference Call
Audio Only***

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.

Magnolia Park Community Development District

250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

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, April 14, 2020 at 5:30 p.m.** via **Zoom conference call, Audio only.**

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

Magnolia Park Community Development District

Board of Supervisors Meeting

Tuesday, April 14th at 5:30 PM

via Zoom – **AUDIO ONLY**

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Tuesday, April 14th at 5:30 PM. This meeting will be held via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to patricia.thibault@dpfg.com before the meeting so that they can be answered accordingly. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://zoom.us/j/705728323?pwd=WkVHZ0UvYVdoUXJSWFVweGhLdmpwdz09>

Meeting ID: 705 728 323

Password: 684351

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID - **705 728 323** – Hit # when it requests a participant ID

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

District: **MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, April 14, 2020

Time: 5:30 PM

Location: Zoom Conference Call, Audio
Only

Dial-in Number: *To Be Distributed*

Agenda

I. Roll Call

II. Audience Comments – (limited to 3 minutes per individual)

III. Vendor Reports

- A. Solitude Lake Management – Waterway Inspection Report Exhibit 1
- B. DPFPG Field Operations Report Exhibit 2
- C. Yellowstone Report *To Be Distributed*

IV. Administrative Items

- A. Consideration for Approval - The Minutes of the Board of Supervisors Regular Meeting Held March 10, 2020 Exhibit 3
- B. Consideration for Acceptance – The February 2020 Unaudited Financial Report & Construction Schedule Exhibit 4

V. Business Items

- A. Consideration of Ecological Consultants Nuisance Vegetation Removal Proposal - \$2,200.00 Exhibit 5
- B. Presentation of Ecological Consultants 12th Semi-Annual Monitoring Report for the Magnolia Park M-301 Exhibit 6
- C. Consideration of Yellowstone Spine Road Peanut Grass Bed Conversions - \$16,896.75 Exhibit 7

VI. Consent Agenda

- A. Ratification of Yellowstone Proposals Exhibit 8
 - Service Repair Proposal - \$118.30
 - March Irrigation Inspection Repair - \$174.18

VII. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VIII. Supervisors Requests

IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

X. Adjournment

EXHIBIT 1

SOLITUDE

LAKE MANAGEMENT



Magnolia Park CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 3/27/2020

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

Sun City Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

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1

Comments:

Site looks good

Continues to improve. Minimal invasive plant growth noted despite low water levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



March, 2020



March, 2020

2

Comments:

Normal growth observed

New growth of terrestrial herbaceous weeds to be treated during our routine visits. Positive results expected within 14-21 days following application.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March, 2020



March, 2020

3

Comments:

Treatment in progress

Invasive plant material reduced following recent applications. Native vegetation noted with minor signs of stress.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March, 2020



March, 2020

4

Comments:

Site looks good

Native plant material observed to be in good health despite low water levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



March, 2020



March, 2020

5

Comments:

Site looks good

New growth of desirable gulf spikerush and bulrush present, which will continue to be promoted during our routine visits.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



March, 2020



March, 2020

6

Comments:

Site looks good

Shorelines observed to be in good conditions. Cattails along forested section to be treated during routine visits.

Action Required:

Routine maintenance next visit

Target:

Cattails



March, 2020



March, 2020

Site: 7**Comments:**

Site looks good

Evidence of treatment following recent applications targeting the alligator weed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



March, 2020



March, 2020

Site: 8**Comments:**

Normal growth observed

Planktonic algae windblown to perimeter. To be treated during upcoming scheduled visits and expected to clear within 10-14 days following application.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



March, 2020



March, 2020

Site: 9**Comments:**

Site looks good

No issues observed during today's scheduled inspection.

Action Required:

Routine maintenance next visit

Target:

Torpedoglass



March, 2020



March, 2020

Site: 10**Comments:**

Normal growth observed
Minor algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



March, 2020



March, 2020

Management Summary

The waterway inspection for Magnolia Park CDD was completed on March 27th, 2020 for Ponds #1-10.

Pond #1: Continues to improve. Minimal invasive plant growth noted despite low water levels.

Pond #2: New growth of terrestrial herbaceous weeds to be treated during our routine visits. Positive results expected within 14-21 days following application.

Pond #3: Invasive plant material reduced following recent applications. Native vegetation noted with minor signs of stress.

Pond #4: Native plant material observed to be in good health despite low water levels.

Pond #5: New growth of desirable gulf spikerush and bulrush present, which will continue to be promoted during our routine visits.

Pond #6: Shorelines observed to be in good conditions. Cattails along forested section to be treated during routine visits.

Pond #7: Evidence of treatment following recent applications targeting the alligator weed.

Pond #8: Planktonic algae windblown to perimeter. To be treated during upcoming scheduled visits and expected to clear within 10-14 days following application.

Pond #9: No issues observed during today's scheduled inspection.

Pond #10: Minor windblown algae noted, which will be treated during our upcoming visits. Algae is expected to clear within 10-14 days following treatment.

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
1	Site looks good	Torpedograss	Routine maintenance next visit
2	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Treatment in progress	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Site looks good	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Cattails	Routine maintenance next visit
7	Site looks good	Surface algae	Routine maintenance next visit
8	Normal growth observed	Planktonic algae	Routine maintenance next visit
9	Site looks good	Torpedograss	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit



MAGNOLIA PARK - GRADE SHEET

MARCH 2020

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	MARCH	FEBRUARY	JANUARY	Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5		5	5	5	
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15		12	12	10	Yellowstone has adjusted the irrigation which should reverse damage. Fertilization is scheduled for April.
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5		5	5	5	
WEED CONTROL - TURF AREAS (reasonably free of weeds)	10		9	8	10	Weeds in the turf in the medians on North Magnolia Park Blvd are being treated, however turf replacement is recommended
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		10	10	10	Ant piles have been completely taken care of.
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5		5	5	2	
WEED CONTROL - BED AREAS (reasonably free of weeds)	10		10	10	7	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10		10	10	4	
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10		10	10	10	
CLEANLINESS (debris free, leaf litter, landscape debris)	10		10	5	5	
MULCHING (distributed appropriately, bare areas, recommended is 3")	5		5	5	5	
WATER/IRRIGATION MANAGEMENT	15		15	15	10	Yellowstone has made the necessary irrigation adjustments.
ENTRANCE DETAIL	10		10	10	5	
PRIOR MAINTENANCE ITEMS ADDRESSED	5		5	5	2	all prior issues have been addressed
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10		10	10	10	Snapdragons have been installed in all annual beds and are doing well.
INSECT/DISEASE CONTROL	10		10	10	10	
DEADHEADING/PRUNING	10		10	10	0	
MAXIMUM VALUE	155		151	145	110	

97% 94% 71%

DATE OF INSPECTION:
March 31 2020

CONTRACTOR SIGNATURE:

Scott Crow for Yellowstone Landscaping

INSPECTOR SIGNATURE:

Kelly Rowe

Kelly Rowe for DPGF Field Services, Inc.

Maintenance - Landscape Failure at 85%. Deduction based on Quality of Maintenance)

EXHIBIT 2



Magnolia Park CDD

MARCH Report

03/31/2020

Prepared by:

Kelly Rowe, Field Technician

Email: kelly.rowe@dpfg.com

Development Planning & Financing Group INC. – Tampa, FL office
15310 Amberly Drive Suite 175 Tampa, FL 33647



Image 1



Image 2



➤ **Image 1:**
Salvia Vista
mix has been
planted in all
annual beds.
They are
adjusting well.
(S. Magnolia
Park Blvd.
entrance)

➤ **Image 2:** N.
Magnolia
Park Blvd.
entrance.



Image 1



Image 2



➤ **Image 1:**
**Fallen Leaf
Dr. entrance.**

➤ **Image 2:**
**Yellow spots
along the
main road
have been
addressed.
Irrigation has
been adjusted
and
feralization
has been
scheduled.**



Image 1



- **Image 1:
Plumbago
and Crotons
have been
planted along
the main
road.
(Plumbago)**

Image 2



- **Image 2:
(Crotons)**



Image 1



➤ **Image 1:
Majestic
Magnolia
Place
entrance.**



Landscape Management

Account Manager: Chad Raymond

Month: April

Sun	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	30	31	1	2 Mowing CDD	3	4
	Plan Act	Plan Act	Plan Act	Plan Act	Plan Act	Total Plan Total Act
5	6	7	8 Mowing CDD	9 Mowing CDD	10	11
	Act	Plan Act	Plan Act	Plan Act	Plan Act	Total Plan Total Act
12	13 Fert/ Chem Tree & Shrub Turf	14 CDD Board Meeting Irrigation Wet Check	15 Mowing CDD	16 Mowing CDD	17	18
	Plan Act	Plan Act	Plan Act	Plan Act	Plan Act	Total Plan Total Act
19	20 Detail	21 Detail	22 Mowing CDD	23 Mowing CDD	24	25
	Plan Act	Plan Act	Plan Act	Plan Act	Plan Act	Total Plan Total Act
26 Landscape Inspection	27	28	29 Mowing CDD	30 Mowing CDD	1	2
	Plan Act	Plan Act	Plan Act	Plan Act	Plan Act	Total Monthly Plan Total Monthly Act

Crew Info
Crew Leader
Crew Members
Truck/Trailer Info
Mowers & Other Equipment
Some service days may vary depending on weather.

Kelly Rowe

Field Tech, DPFG

(407) 663-8284

Please contact me with any questions or concerns.

EXHIBIT 3

1 **MINUTES OF MEETING**

2 **MAGNOLIA PARK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development
5 District was held on Tuesday, March 10, 2020 at 5:30 p.m. at The Regent at Hillsborough Community
6 College, 6437 Watson Road, Riverview, FL 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Dave Turner	Board Supervisor, Chairman
11 Jean Williams	Board Supervisor, Vice Chairman
12 Denise Kiminki	Board Supervisor, Assistant Secretary

13 Also present were:

14 Patricia Thibault	District Manager, DPGF Management & Consulting, LLC.
15 Tucker Mackie (<i>via phone</i>)	District Counsel, Hopping Green & Sams
16 Scott Crow	Yellowstone Landscape
17 Peter Simoes	Solitude Lake Management

18 *The following is a summary of the discussions and actions taken at the March 10, 2020 Magnolia Park*
19 *CDD Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Vendor Reports**

23 A. Exhibit 1: Solitude Lake Management – Waterway Inspection Report

24 B. Exhibit 2: DPGF Field Operations Report

25 C. Yellowstone Report

26 ➤ Sylvester Palm Removal Proposal - \$500.00

27 On a MOTION by Ms. Kiminki, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the
28 Board approved the Sylvester Palm Removal Proposal, in the amount of \$500.00, for the Magnolia Park
29 Community Development District.

30 ➤ Sabal Palm Flush Cut Removal Proposal - \$225.00

31 Mr. Crow noted that the flush cut removal was unlikely to affect appearance.

32 On a MOTION by Ms. Williams, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the
33 Board approved the Sabal Palm Flush Cut Removal Proposal, in the amount of \$225.00, for the Magnolia
34 Park Community Development District.

35 ➤ Southwest Entry Enhancement Proposal - \$5395.00

36 Mr. Crow stated that among the entryway enhancement proposals, the Southwest Entry was
37 highest priority due to empty bed areas and need for trees.

On a MOTION by Ms. Kiminki, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the Southwest Entry Enhancement Proposal, in the amount of \$5,395.00, for the Magnolia Park Community Development District.

➤ **South Falkenberg Entry Proposal - \$4,196.25**

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the South Falkenberg Entry Proposal, in the amount of \$4,196.25, for the Magnolia Park Community Development District.

FOURTH ORDER OF BUSINESS – Administrative Items

A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 11, 2020

On a MOTION by Ms. Kiminki, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held February 11, 2020 for the Magnolia Park Community Development District.

B. Exhibit 4: Consideration for Acceptance – The January 2020 Unaudited Financial Report & Construction Schedule

On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board accepted the January 2020 Unaudited Financial Report & Construction Schedule for the Magnolia Park Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

A. **2020 Rules of Procedure Public Hearing**

➤ Open the Public Hearing

On a MOTION by Ms. Kiminki, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the opening of the 2020 Rules of Procedure Public Hearing, for the Magnolia Park Community Development District.

➤ Exhibit 5: Presentation of the 2020 Rules of Procedure

Ms. Mackie gave an overview of the updated rules of procedure.

➤ Public Comments

There being none, the next item followed.

➤ Close the Public Hearing

On a MOTION by Ms. Williams, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved the closure of the 2020 Rules of Procedure Public Hearing, for the Magnolia Park Community Development District.

B. Exhibit 6: Consideration & Adoption of **Resolution 2020-05**, Adopting Rules of Procedure

On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-05**, Adopting the Rules of Procedure for the Magnolia Park Community Development District.

C. Exhibit 7: Consideration of Steadfast Environmental Rip-Rap Installation at 8614 Turnstone Shore Lane, Riverview, FL - \$1,550.00

Mr. Simoes noted that the rip-rap installation was to combat ongoing erosion on the property.

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the Steadfast Environmental Rip-Rap Installation at 8614 Turnstone Shore Lane, in the amount of \$1,550.00, for the Magnolia Park Community Development District.

D. Exhibit 8: Consideration of Solitude Lake Management Pond 35 Planting Proposal - \$9,390.00

Mr. Simoes noted that this proposal was for a full perimeter planting.

On a MOTION by Ms. Williams, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved the Solitude Lake Management Pond 35 Planting Proposal, in the amount of \$9,390.00, for the Magnolia Park Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, the next item followed.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Audience Comments – New Business

An audience member asked which alternative vendors, if any, the Board was considering at this time for lower prices. Ms. Mackie noted that state statute required more regular public procurement for contracts below a certain threshold price as a matter of law.

NINTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Williams made a motion to adjourn the meeting.

On a MOTION by Ms. Williams, 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.*

106 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
107 meeting held on _____.

108

Signature

Signature

Printed Name

Printed Name

109 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 4

Magnolia Park Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020

Magnolia Park CDD
Balance Sheet
February 29, 2020

	General Fund	Debt Service	Capital Projects	Total
<u>ASSETS:</u>				
CASH	\$ 988,260	\$ -	\$ -	\$ 988,260
INVESTMENT FUNDS:				
RESERVE FUND	-	105,481	-	105,481
PREPAYMENT FUND	-	11,844	-	11,844
REVENUE FUND	-	7,748	-	7,748
CONSTRUCTION FUND	-	-	14,234	14,234
ACCOUNTS RECEIVABLE	1,350	-	-	1,350
ASSESSMENTS RECEIVABLE	11,719	2,601	-	14,320
DUE FROM OTHER FUNDS	-	120,625	-	120,625
UTILITY DEPOSIT (TECO)	1,326	-	-	1,326
TOTAL ASSETS	<u>\$ 1,002,656</u>	<u>\$ 248,300</u>	<u>\$ 14,234</u>	<u>\$ 1,265,189</u>
<u>LIABILITIES:</u>				
ACCTS PAYABLE	\$ 2,009	\$ -	\$ -	\$ 2,009
DUE TO OTHER FUNDS	120,625	-	-	120,625
DEFERRED REVENUE (ON ROLL)	11,719	2,601	-	14,320
<u>FUND BALANCE:</u>				
NONSPENDABLE:				
PREPAID AND DEPOSITS	1,326	-	-	1,326
INTERFUND LOAN	-	-	-	-
RESTRICTED FOR:				
DEBT SERVICE	-	245,699	-	245,699
CAPITAL PROJECTS	-	-	14,234	14,234
ASSIGNED:				
2 MONTH OPERATING	98,008	-	-	98,008
FY 2018 RENEWAL & RESERVE	133,845	-	-	133,845
FY 2019 RENEWAL & RESERVE	136,933	-	-	136,933
UNASSIGNED:	498,190	-	-	498,190
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 1,002,656</u>	<u>\$ 248,300</u>	<u>\$ 14,234</u>	<u>\$ 1,265,189</u>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Magnolia Park CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2019 through February 29, 2020

	Budget	Budget Year-To-Date	Actual Year-To-Date	Variance Favorable (Unfavorable)
REVENUES				
ASSESSMENT ON-ROLL (Net)	\$ 584,848	\$ 409,394	\$ 573,176	\$ 163,782
ASSESSMENT ON-ROLL Excess Fees	-	-	-	-
ASSESSMENT OFF-ROLL (Pulte)	-	-	-	-
INTEREST REVENUE	-	-	-	-
MISCELLANEOUS REVENUE	3,200	1,333	1,124	(209)
TOTAL REVENUES	588,048	410,727	574,300	163,573
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	5,000	4,000	1,000
PAYROLL TAXES	918	383	306	77
PAYROLL SERVICES	650	271	245	26
MANAGEMENT CONSULTING SERVICES	41,500	17,292	15,830	1,462
BOUNDARY AMENDMENT	-	-	-	-
GENERAL ADMINISTRATIVE	4,200	1,750	1,665	85
MISCELLANEOUS (i.e., Bank fees)	300	125	-	125
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
ASSESSMENT ADMINISTRATION	7,035	7,035	7,035	-
INSURANCE (Liability, Property & Casualty)	7,879	7,879	7,351	528
AUDITING	3,200	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,000	417	304	113
ENGINEERING SERVICES	4,500	1,875	200	1,675
LEGAL SERVICES	18,000	7,500	6,164	1,336
WEBSITE	2,265	2,265	2,684	(419)
POSTAGE & FREIGHT (Mass mailing)	-	-	-	-
MEETING ROOM	900	375	375	-
TOTAL ADMINISTRATIVE	104,522	52,341	46,334	6,006
DEBT SERVICE ADMINISTRATION:				
TRUSTEE FEES	3,408	3,408	3,408	-
ARBITRAGE	650	650	500	150
TRUST FUND ACCOUNTING	3,150	1,313	1,210	103
TOTAL DEBT SERVICE ADMIN.	7,208	5,370	5,118	253
FIELD OPERATIONS:				
ELECTRICITY (15 Streetlights & Pump)	1,500	625	579	46
WATER	180	75	-	75
STREETLIGHTS	15,600	6,500	5,428	1,072
POND MITIGATION MONITORING & MAINTENANCE	3,350	1,004	1,134	(130)
POND & LAKE MAINTENANCE	43,460	18,108	16,720	1,388
POND & LAKE MAINTENANCE - SPECIAL SERVICES	20,000	-	-	-
IRRIGATION MAINTENANCE	5,000	2,083	1,613	470
LANDSCAPE MAINTENANCE	171,672	71,530	58,367	13,163
LANDSCAPE REPLENISHMENT (R&R)	10,000	4,167	-	4,167
LANDSCAPE EXTRAS	-	-	-	-
POND EROSION PROJECT	-	-	-	-
TREE TRIMMING	1,715	1,715	2,437	(722)
FIELD CONTINGENCY	37,500	15,625	725	14,900
RENEWAL & REPLACEMENT RESERVE	143,341	-	-	-
INCREASE IN FUND BALANCE FOR 2 MO OPERATING RESERVE	23,000	-	-	-
TOTAL FIELD OPERATIONS	476,318	121,432	87,004	34,429
TOTAL EXPENDITURES	588,048	179,143	138,456	40,688
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	231,584	435,844	204,261
FUND BALANCE - BEGINNING	398,148	398,148	432,458	432,458
INCREASE IN FUND BALANCE FOR RESERVES	166,341	-	-	-
FUND BALANCE - ENDING	\$ 564,489	\$ 629,732	\$ 868,302	\$ 636,718

Magnolia Park CDD
2007 DEBT SERVICE
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2019 through February 29, 2020

	Budget	Budget Year-To-Date	Actual Year-To-Date	Variance Favorable (Unfavorable)
REVENUE				
ASSESSMENT ON-ROLL - SERIES A	\$ 138,074	\$ 106,042	\$ 127,214 (a)	\$ 21,172
ASSESSMENT ON-ROLL - EXCESS FESS	-	-	-	-
INTEREST REVENUE	-	-	807	807
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
DISCOUNT (ASSESSMENTS)	(2,761)	-	-	-
TOTAL REVENUE	135,313	106,042	128,021	21,979
EXPENDITURES				
INTEREST EXPENSE - SERIES 2007 (NOV 2019)	-	-	44,280	(44,280)
INTEREST EXPENSE - SERIES 2007 (MAY & NOV 2020)	87,330	-	-	-
PRINCIPAL - SERIES 2007	40,000	-	-	-
PREPAYMENT	-	-	-	-
INCREASE IN FUND BALANCE	-	-	-	-
COUNTY-ASSESSMENT COLLECTION FEES	2,761	-	-	-
TOTAL EXPENDITURES	130,091	-	44,280	(44,280)
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	5,222	106,042	83,741	(22,301)
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	(610)	(610)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(610)	(610)
NET CHANGE IN FUND BALANCE	5,222	106,042	83,131	(22,910)
FUND BALANCE - BEGINNING	-	-	162,567	162,567
LESS FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ 5,222	\$ 106,042	\$ 245,699	\$ 139,657

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, 2019 through February 29, 2020

	Actual Year-To-Date
REVENUE	
DEVELOPER	\$ -
INTEREST REVENUE	78
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	78
EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
OTHER	-
TOTAL EXPENDITURES	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	78
OTHER FINANCING SOURCES (USES)	
TRANSFER-IN	610
TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	610
NET CHANGE IN FUND BALANCE	687
FUND BALANCE - BEGINNING	13,547
FUND BALANCE - ENDING	\$ 14,234

**Magnolia Park
Community Development District
Bank Reconciliation -General Fund
February 29, 2020**

	<u>Bank United</u>
Balance Per Bank Statement	\$ 997,904.06
Less: Outstanding Checks	(9,643.63)
<i>Adjusted Bank Balance</i>	<u><u>\$ 988,260.43</u></u>
Beginning Bank Balance Per Books	\$ 1,012,466.20
Cash Receipts & credits	5,292.98
Cash Disbursements & bank debits	(29,498.75)
<i>Balance Per Books</i>	<u><u>\$ 988,260.43</u></u>

MAGNOLIA PARK CDD
CHECK REGISTER
FY 2020

DATE	CK NO.	PAYEE	TRANSACTION	BU DEPOSITS	BU PAYMENTS	BU BALANCE
TOTAL CASH BALANCE						448,182.98
10/02/2019	9032	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		3,741.00	444,441.98
10/07/2019	9033	Business Observer	Legal Ad		85.31	444,356.67
10/07/2019	9034	ECOLOGICAL CONSULTANTS, INC	12th Semi Annual Monitoring - M301		1,350.00	443,006.67
10/07/2019	9035	HCC @ THE REGENT	Meeting Room - 9/10 & 10/8		150.00	442,856.67
10/07/2019	9036	Reed Electric LLC	Troubleshoot repair lighting		336.12	442,520.55
10/07/2019	9037	YELLOWSTONE LANDSCAPE	September Irrigation Inspection Repair		253.06	442,267.49
10/08/2019	9038	YELLOWSTONE LANDSCAPE	New Well Plant Bed & Turf Replacement		22,743.76	419,523.73
10/08/2019	ACH100819	Google Services	Google Services - per Oct Bk Stmt		36.00	419,487.73
10/09/2019	1456	EGIS INSURANCE & RISK ADVISORS	Insurance - FY 2020		7,351.00	412,136.73
10/11/2019	9039	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Oct		3,958.00	408,178.73
10/11/2019	9040	Cardno, Inc.	Mitigation Maint - Aug (Rcvd 10/2)		130.00	408,048.73
10/11/2019	9041	DPFG MANAGEMENT & CONSULTING, LLC	Special Assessment FY 2020		7,535.00	400,513.73
10/11/2019	9042	HOPPING GREEN & SAMS, P.A.	Legal Svs - August		1,021.50	399,492.23
10/18/2019	692235DD	DAVID TURNER	BOS Mtg. - 10/8/19		184.70	399,307.53
10/18/2019	ACH101819	Innovative Employer Solutions	BOS Mtg. - 10/8/19		140.80	399,166.73
10/18/2019	692236DD	Jean Williams	BOS Mtg. - 10/8/19		184.70	398,982.03
10/18/2019	11	Mac McDowell	BOS Mtg. - 10/8/19		184.70	398,797.33
10/22/2019	1457	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2020		175.00	398,622.33
10/22/2019		Hillsborough Tax Collector	Tax Distribution excess fees	6,080.90		404,703.23
10/24/2019	201885	584 - Magnolia Park at Riverview	Cost Share	281.00		404,984.23
10/25/2019	9043	YELLOWSTONE LANDSCAPE	Landscape Maint - Sept, Spine Road Palm Removal		15,056.33	389,927.90
10/28/2019	ACH102819.1	TAMPA ELECTRIC	9/4-10/1 - Electricity		211.13	389,716.77
10/28/2019	ACH102819.2	TAMPA ELECTRIC	9/4-10/1 - Electricity		635.42	389,081.35
10/28/2019	ACH102819.3	TAMPA ELECTRIC	9/4-10/1 - Electricity		710.72	388,370.63
10/31/2019	1459	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		1,146.72	387,223.91
10/31/2019	2917	Epperson Ranch CDD	Inv 440	3,071.76		390,295.67
TOTAL CASH BALANCE				6,361.90	67,320.97	390,295.67
11/01/2019	9044	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		3,741.00	386,554.67
11/01/2019	9045	Cardno, Inc.	Mitigation Maint - Sept		900.00	385,654.67
11/01/2019	9046	Reed Electric LLC	Retrofit globe light over monument		240.10	385,414.57
11/01/2019	9047	YELLOWSTONE LANDSCAPE	Landscape Maint - Oct		14,591.70	370,822.87
11/05/2019		Hillsborough Tax Collector	Tax Distributions	2,728.08		373,550.95
11/07/2019	11072019G	Google Services	Google Services - per Nov Bk Stmt		36.00	373,514.95
11/13/2019	9048	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Nov		3,344.00	370,170.95
11/13/2019	9049	Florida State Fence	Repair/Replace damage fence - 5001 Laurel Creek Pl		485.00	369,685.95
11/13/2019	9050	HOPPING GREEN & SAMS, P.A.	Legal Svs - September		1,702.50	367,983.45
11/13/2019	9051	SCAROLA ASSOCIATES ENGINEERING DESI	Engineering Svcs thru 10/8/19		1,565.00	366,418.45
11/13/2019	1461	US BANK	Trustee Fees - 10/1/19-9/30/20		3,407.59	363,010.86
11/15/2019		Hillsborough Tax Collector	Tax Distributions	15,043.00		378,053.86
11/22/2019	702189DD	DAVID TURNER	BOS Mtg. - 11/12/19		184.70	377,869.16
11/22/2019	702188DD	DENISE KIMINKI	BOS Mtg. - 11/12/19		184.70	377,684.46
11/22/2019	ACH112219	Innovative Employer Solutions	BOS Mtg. - 11/12/19		171.40	377,513.06
11/22/2019	702190DD	Jean Williams	BOS Mtg. - 11/12/19		184.70	377,328.36
11/22/2019	12	Mac McDowell	BOS Mtg. - 11/12/19		184.70	377,143.66
11/22/2019		Yellowstone Landscape.	Refund for Inv TM28378 & TM 31858	21,992.31		399,135.97
11/25/2019	9052	Cardno, Inc.	Mitigation Maint - Oct		130.00	399,005.97
11/25/2019	9053	YELLOWSTONE LANDSCAPE	Landscape Maint - Nov		14,591.70	384,414.27
11/25/2019		Hillsborough Tax Collector	Tax Distribution	18,502.47		402,916.74
11/27/2019	ACH112719	TAMPA ELECTRIC	10/2-11/4 - 6510 Falkenburg Rd		225.85	402,690.89
TOTAL CASH BALANCE				58,265.86	45,870.64	402,690.89
12/02/2019	9054	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		3,741.00	398,949.89
12/02/2019	ACH120219.1	TAMPA ELECTRIC	10/3-11/1 - Streetlights		710.72	398,239.17
12/02/2019	ACH120219.2	TAMPA ELECTRIC	10/3-11/1 - Streetlights		635.42	397,603.75
12/04/2019	201924	584 - Magnolia Park at Riverview	Cost Share	562.00		398,165.75
12/06/2019		Hillsborough Tax Collector	Tax Distributions	632,010.32		1,030,176.07
12/06/2019	12062019G	Google Services	Google Services - per Dec Bk Stmt		36.00	1,030,140.07
12/12/2019		Hillsborough Tax Collector	Tax Distributions	15,184.49		1,045,324.56
12/13/2019	1462	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		6,588.47	1,038,736.09
12/17/2019	1463	GNP SERVICES, CPA, CORP	Arbitrage		500.00	1,038,236.09
12/18/2019	9055	FASTSIGNS	Aluminum Sign		708.24	1,037,527.85
12/18/2019	9056	HOPPING GREEN & SAMS, P.A.	Legal Svs - October		1,375.00	1,036,152.85
12/18/2019	9057	YELLOWSTONE LANDSCAPE	Dead Tree Removal, Irrigation Repairs		2,084.11	1,034,068.74
12/20/2019	709735DD	DENISE KIMINKI	BOS Mtg. - 12/10/19		184.70	1,033,884.04
12/20/2019	ACH122019	Innovative Employer Solutions	BOS Mtg. - 12/10/19		140.80	1,033,743.24
12/20/2019	709736DD	Jean Williams	BOS Mtg. - 12/10/19		184.70	1,033,558.54
12/20/2019	13	Mac McDowell	BOS Mtg. - 12/10/19		184.70	1,033,373.84
12/27/2019	ACH122719	TAMPA ELECTRIC	11/5-12/5 - 6510 Falkenburg Rd		146.51	1,033,227.33
12/30/2019	ACH123019	TAMPA ELECTRIC	11/2-12/3 - Streetlights		710.72	1,032,516.61
12/30/2019	ACH123019.2	TAMPA ELECTRIC	11/02-12/03 - Streetlights		635.42	1,031,881.19
TOTAL CASH BALANCE				647,756.81	18,566.51	1,031,881.19
01/02/2020	9058	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January		3,741.00	1,028,140.19
01/07/2020	01072020	Google Services	Google Services - per Jan Bk Stmt		36.00	1,028,104.19
01/08/2020	9059	Cardno, Inc.	Mitigation Maint - Nov		130.00	1,027,974.19
01/08/2020	9060	HOPPING GREEN & SAMS, P.A.	Legal Svs - November		832.50	1,027,141.69
01/08/2020	9061	Innersync	ADA Website Hosting, PDF Overages (499)		2,004.02	1,025,137.67
01/08/2020	9062	YELLOWSTONE LANDSCAPE	Landscape Maint - Dec, Irrigation Repairs		15,182.75	1,009,954.92
01/08/2020		Hillsborough Tax Collector	Tax Distributions	11,491.66		1,021,446.58
01/10/2020	9063	Business Observer	Legal Ad		196.87	1,021,249.71
01/10/2020	9064	HCC @ THE REGENT	Meeting Room - 11/12 & 12/10		150.00	1,021,099.71
01/15/2020		Hillsborough Tax Collector	Hills Tax Licens	136.84		1,021,236.55
01/17/2020	9065	Cardno, Inc.	Mitigation Maint - Dec		130.00	1,021,106.55
01/17/2020	9066	Solitude Lake Management	Pond & Lake Maint - Jan, Pond & Lake Maint - Dec (Rcvd 1/14/20)		6,688.00	1,014,418.55
01/29/2020	1471	TAMPA ELECTRIC	Electricity		1,388.85	1,013,029.70
01/30/2020	201977	584 - Magnolia Park at Riverview	Cost Share	562.00		1,013,591.70
01/31/2020	721950DD	DAVID TURNER	BOS Mtg. - 1/14/20		184.70	1,013,407.00
01/31/2020	721949DD	DENISE KIMINKI	BOS Mtg. - 1/14/20		184.70	1,013,222.30
01/31/2020	01142020	Innovative Employer Solutions	BOS Mtg. - 1/14/20		202.00	1,013,020.30
01/31/2020	721951DD	Jean Williams	BOS Mtg. - 1/14/20		184.70	1,012,835.60
01/31/2020	14	Mac McDowell	BOS Mtg. - 1/14/20		184.70	1,012,650.90
01/31/2020	15	Matthew J. Zurcher	BOS Mtg. - 1/14/20		184.70	1,012,466.20
TOTAL CASH BALANCE				12,190.50	27,864.49	1,012,466.20
02/05/2020		Hillsborough Tax Collector	1/1-1/31 - Tax Coll	5,292.98		1,017,759.18
02/06/2020	1464	Business Observer	Legal Ad 1/17/20		59.06	1,017,700.12
02/06/2020	1465	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - February		3,741.00	1,013,959.12

MAGNOLIA PARK CDD
CHECK REGISTER
FY 2020

DATE	CK NO.	PAYEE	TRANSACTION	BU DEPOSITS	BU PAYMENTS	BU BALANCE
02/06/2020	1466	YELLOWSTONE LANDSCAPE	Landscape Maint - Jan, Irrigation Repairs, Sylvester Palm Removal		15,150.85	998,808.27
02/06/2020	02062020	Google Services	Google Services - per Feb Bk Stmt		36.00	998,772.27
02/21/2020	729460DD	DAVID TURNER	BOS Mtg. - 2/11/20		184.70	998,587.57
02/21/2020	729459DD	DENISE KIMINKI	BOS Mtg. - 2/11/20		184.70	998,402.87
02/21/2020	02212020	Innovative Employer Solutions	BOS Mtg. - 2/11/20		202.00	998,200.87
02/21/2020	729461	Jean Williams	BOS Mtg. - 2/11/20		184.70	998,016.17
02/21/2020	16	Mac McDowell	BOS Mtg. - 2/11/20		184.70	997,831.47
02/21/2020	17	Matthew J. Zurcher	BOS Mtg. - 2/11/20		184.70	997,646.77
02/25/2020	1467	Cardno, Inc.	Mitigation Maint - January		130.00	997,516.77
02/25/2020	1468	HCC @ THE REGENT	Meeting Room - 1/4 and 2/11		1,500.00	996,016.77
02/25/2020	1469	HOPPING GREEN & SAMS, P.A.	Legal Svs - December		1,996.00	994,020.77
02/25/2020	1470	Solitude Lake Management	Pond & Lake Maint - Feb		3,344.00	990,676.77
02/25/2020	1472	YELLOWSTONE LANDSCAPE	Irrigation Repairs		963.29	989,713.48
02/27/2020	02272020ACH	TAMPA ELECTRIC	1/8-2/4 - 6510 Falkenburg Rd		112.11	989,601.37
02/28/2020	ACH022820	TAMPA ELECTRIC	1/4 - 2/3 - Streetlights		709.08	988,892.29
02/28/2020	ACH022820.2	TAMPA ELECTRIC	1/4 - 2/3 - Streetlights		631.86	988,260.43
TOTAL CASH BALANCE				5,292.98	29,498.75	988,260.43

MAGNOLIA COMMUNITY DEVELOPMENT DISTRICT

Contract Schedule AS OF 2/29/2020

Special Assessment Revenue Bonds, Series 2007 A&B

Overview of Construction & Acquisition Draws

A. CONSTRUCTION AND ACQUISITION FUND BALANCE

SUMMARY	AMOUNT
Opening Balance of Construction & Acquisition Acct.	\$ 21,238,417
Interest Earned	451,920
Transfers	50,345
Less: Total Requisitions	(26,711,191)
Developer Funding	4,984,742
Total Available Balance as 2/29/2020	\$ 14,234
BALANCE PER TRUSTEE as of 2/29/2020	\$ 14,234

B. DRAWS/REQUISITIONS SUMMARY (BY PROJECT)

PROJECT	TOTAL DISTRICT COST ALLOCATION		TOTAL DEVELOPER COST ALLOCATION (FUNDING)		REQUISITIONS	DEVELOPER FUNDING "NOT" COLLECTED
A. PROGRESS BLVD PROJECT (PHASE 2)	33.13%	\$ 1,186,092	66.87%	\$ 2,353,466	\$ 3,539,558	\$ -
B. MAGNOLIA PARK BLVD - PROJECT	100.00%	760,485	0.00%		760,485	
C. SOUTHEAST PARCEL F (PHILLIPS)			100.00%	-	-	-
D. POND NW & SE (SE CORNER OF MAG PK BLVD-PROGRESS)	61.23%	27,756	38.77%	17,326	45,082	-
E. POND S & WETLAND T			100.00%	34,370	34,370	-
F. LIFT STATION #3 (E OF MAG PK BLVD AT ARCHIE CREEK)	71.75%	152,296	28.25%	59,116	211,412	-
G. SANITARY SEWER ON MAG PK BLVD.	71.75%	63,111	28.25%	24,573	87,684	-
H. SOUTHEAST MITIGATION AREA A1-1 & A1-2	100.00%	29,032			29,032	-
I. FLOODPLAIN COMPENSATION AREA # 1 (SE CORNER I-75 & PROGRESS)	39.66%	33,903	60.34%	50,852	84,755	-
J. SE OFFSITE WATER MAIN EXTENTION	100.00%	119,166			119,166	-
K. PHASE 3 - OFF-SITE IMPROVEMENTS -US 301 - DESIGN	33.13%	1,033,642	66.87%	1,796,430	2,830,073	-
L. PHASE 4 - OFF-SITE IMPROVEMENTS	33.13%	352,217	66.87%	648,609	1,000,826	-
M. NE & SE WATER & SEWER INFRASTRUCTURE ACQUISITION	100.00%	707,938	0.00%	-	707,938	-
N. C1 & C2 SEWER ACQUISITION	100.00%	977,717	0.00%	-	977,717	-
O. SW G Stormwater Acquisition	100.00%	584,803	0.00%	-	584,803	-
P. NE F Improvements & Work Acquisition	100.00%	1,821,068	0.00%	-	1,821,068	-
SUBTOTAL		\$ 7,849,226		\$ 4,984,742	\$ 12,833,968	\$ -
		CONSTRUCTION		_DISTRICT OWNED ASSETS	10,101,106	
		CONSTRUCTION		_DISTRICT OWNED LAND	3,665,356	
		CONSTRUCTION		_DEVELOPER OWNED ASSETS *	110,761	
TOTAL REQUISITIONS					\$ 26,711,191	

EXHIBIT 5



ECOLOGICAL CONSULTANTS, INC.
5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624

January 7, 2020 (October 1, 2019)

Magnolia Park CDD
c/o DPGF
250 International Parkway, Suite 280
Lake Mary, FL 32746

**RE: MAGNOLIA PARK AREA M301 REMEDIAL NUISANCE VEGETATION
REMOVAL PROPOSAL**

Dear Sir or Madam:

Enclosed is a bid to provide professional services for the above referenced project as follows:

Nuisance Vegetation Removal/Clean up of site
(maintenance of mitigation area to bring site back into compliance as per
requirements of Southwest Florida Water Management District and the
Corps of Engineers)

One Time Event

\$ 2,200.00

After this clean up maintenance will continue quarterly at a cost of \$800 per visit. This bid will be honored for 30 days from the above date. If bid is accepted, please sign and return to our office. Please contact my office as soon as possible if you have any questions.

Sincerely,

Proposal accepted by:

Donald Richardson, Ph.D., CEP

DRR/sec

Company Name

Owner/Agent for Owner

EXHIBIT 6



12th SEMI-ANNUAL MONITORING REPORT
FOR THE
MAGNOLIA PARK M-301

23 September 2019

By

Donald Richardson
Ecological Consultants, Inc.
5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624

INTRODUCTION

To offset intersection impacts associated US 301 and Falkenburg Road, one mitigation area was constructed (M-301) within the Magnolia subdivision located on the south side of Progress Blvd. (Figure 1). Mitigation area M-301 is a mixture of forested and freshwater marsh ecosystems that was planted with a mixture of trees, shrubs and herbaceous species (Table 1).

Table. 1. Planting species for M-301.

Scientific Name	Common Name	Size	M-301
<i>Trees</i>			
<i>Acer rubrum</i>	Red maple	7 gal.	41
<i>Quercus laurifolia</i>	Laurel oak	7 gal.	41
<i>Taxodium distichum</i>	Bald cypress	7 gal.	41
<i>Myrica cerifera</i>	Wax myrtle	1 gal.	52
<i>Herbs</i>			
<i>Juncus effusus</i>	Soft rush	4 inch	3824
<i>Pontederia cordata</i>	Pickernelweed	4 inch	145
<i>Sagittaria lancifolia</i>	Arrowhead	4 inch	145
<i>Spartina bakeri</i>	Sand cordgrass	4 inch	342

Plant installation was completed by Cardno Entrix in 2012. A monitoring and maintenance schedule has been initiated for this project. No monitoring reports have been completed for this mitigation area. The monitoring report is based on the data that is collected in the field. For consistency, certain parameters have been selected for repeated evaluation, such as herbal survival, plant and water coverage, and water depth. Together, the changes in these parameters are intended to characterize the progress of the planting area towards becoming a viable wetland system. Maintenance activities will include the removal of nuisance vegetation to assure that its coverage does not exceed 5% of the site. All nuisance vegetation will be periodically removed from the wetland prior to or shortly

after each monitoring report. An inventory of the species that have volunteered naturally is listed in Table 4.

RESULTS

WATER DATA

At the time of this report, no water was flowing from the mitigation area into the weir structure. Water levels have decreased due to the onset of the winter drought season. Exposed soils were saturated due several recent rain events.

Table 2A. Percent (%) water coverage in the herbal zones.

Date/site	09//13		03/14		09/14	03/15	09/15	03/16	09/16	03/17
	W	W	H	H	H	H	H	H	H	H
M-301	10	10	65	65	95	100	110	10	95	0

Date/site	09/17		03/18		09/18	03/19				
	W	H	W	H	W/H	H				
M-301	80	80	0	1	95	30				

WOODY DATA

Overall survival of the tree species is still about 86% for all species installed; however, both bald cypress and red maple exceed permit requirements. Most of the losses were attributed to the laurel oak edge along the upland side of the sand cordgrass zone. Some of the laurel oaks appear water stressed due to the sandy soils at the top of bank and past mowing. All of the trees were installed on the southern and western edges of the mitigation area as per the plans. The wax myrtle buffer on the east side of the site has matured and most shrubs exceed 12 feet in height. Laurel oak and a few bald cypress vary from 10-15 feet in height with red maples somewhat taller, ranging from 12-25+ feet. No additional mortality was observed during this reporting event.

HERBAL DATA

Installed herbal coverage meets permit requirements due to the expansion of spikerush and pickerelweed. Soft rush and spikerush are the dominant species followed by arrowhead and pickerelweed. Overall cover of installed species is about 95% for the emergent herbaceous species and about 15% for sand cordgrass in the buffer. Herbal cover will continue to improve; however, some of the cordgrass associated with the wax myrtle buffer are being shaded. Soft rush dominates the eastern half of the pond and now forms a dense cluster with some open water. Other observed species include bulrush and arrowhead. The tall smartweed now covers about 20% of the site and may eventually out compete the emergent aquatics.

NUISANCE SPECIES COVER

Exotic or nuisance species covers is about 5% of the site and included bladderpod, West Indian marsh grass and torpedo grass. Maintenance activities are now being conducted on a quarterly basis for this site. The upland buffer is periodically being mowed by the HOA behind the houses to reduce ruderal seed set.

NATURAL RECRUITMENT

Overall natural recruitment by desirable species is about 95% and most species have begun to fill in gaps in the planting matrix. The most common species include swamp dock, smartweed, mock bishop's weed, red ludwigia, water hyssop, marsh fleabane, foxtail grass, tickseed, hemp vine, bushy bluestem, hedge hyssop, baby tears, blackberry, climbing aster, dogfennel, flat sedge, creeping Charlie, Vasey grass, loosestrife, lemon bacopa and others (Table 3).

SUMMARY

The M-301 mitigation site is trending toward success due to sufficient hydrology. The wax myrtle buffer has coalesced on the east side of the planting area and most plants exceed 12 feet in height. Sand cordgrass was also planted adjacent to the shrubs which is currently being shaded by the dense shrubs. Most of the trees have responded favorably to the wet summer season except for some of the laurel oaks at the upper edge of the slope. The marsh supports a mixture of both installed and desirable species which now cover about 95% of the marsh planting zone. Spikerush which seems to prefer the slightly alkaline soils may eventually out compete some of the other emergent species. Nuisance vegetation covers less than 5% of the site and a quarterly maintenance program is being conducted in order to curtail exotic invasion. Natural recruitment has been excellent due to sufficient hydrology. Wildlife usage by avian species including wood storks has been excellent for this site.

Table 3. Magnolia Park M-301 volunteer species list. Some species appear only seasonally.

<u>Wetness status</u> ¹	<u>Scientific Name</u>	<u>Common Name</u>
FACW	<i>Aeschynomene indica</i>	Vetch
FACW	<i>Andropogon glomeratus</i>	Bushy bluestem
FAC	<i>Andropogon virginicus</i>	Broomsedge bluestem
FACW	<i>Aster subulatus</i>	Aster
FAC	<i>Baccharis halimifolia</i>	Saltbush
OBL	<i>Bacopa caroliniana</i>	Lemon bacopa
OBL	<i>Bacopa monnieri</i>	Water hyssop
FAC	<i>Bidens alba</i>	Beggar's tick
FACW	<i>Centella asiatica</i>	Coinwort
FACW	<i>Coreopsis leavenworthii</i>	Tickseed
OBL	<i>Cyperus haspan</i>	sedge, sheathhead flat-
FACW	<i>Cyperus odoratus</i>	sedge, fragrant flat-
FACW	<i>Cyperus surinamensis</i>	sedge, tropical flat-
OBL	<i>Eleocharis baldwinii</i>	Spikerush
FAC	<i>Erechtites hieracifolia</i>	Fireweed
FAC	<i>Eupatorium capillifolium</i>	Dogfennel
FAC	<i>Eupatorium compositifolium</i>	Yankee weed
FAC	<i>Euthamia minor</i>	Goldenrod
FACU- ²	<i>Gnaphalium purpureum</i>	Cudweed
FACW	<i>Gratiola</i> sp.	Hedge hyssop
FACW	<i>Hydrocotyle umbellata</i>	Marsh pennywort
FACW	<i>Hypericum cistifolium</i>	Roundpod St. Johns wort
OBL	<i>Juncus scirpoides</i>	Needle-pod rush
Native, weedy	<i>Linaria canadensis</i>	Blue toadflax
OBL	<i>Ludwigia linearis</i>	Narrowleaf primrose
OBL	<i>Ludwigia octovalvis</i>	Primrose willow
OBL	<i>Ludwigia repens</i>	Red ludwigia
FACW+ ²	<i>Mikania scandens</i>	hempvine, climbing
FAC	<i>Myrica cerifera</i>	Wax myrtle
FAC- ²	<i>Panicum maximum</i>	Guinea grass
FACW	<i>Panicum repens</i>	Torpedo grass
FACW	<i>Pluchea foetida</i>	Stinking camphorweed
OBL	<i>Polygonum hydropiperoides</i>	*Swamp smartweed
FAC ¹ , FACU- ²	<i>Polypremum procumbens</i>	Rustweed
FACW	<i>Ptilimnium capillaceum</i>	Mock Bishop's weed
FACW	<i>Rhexia virginica</i>	Meadow beauty
FAC	<i>Rubus arbutus</i>	Blackberry
FACW	<i>Quercus laurifolia</i>	*Laurel oak
OBL	<i>Salix caroliniana</i>	Carolina willow
FAC	<i>Scoparia dulcis</i>	Sweetbroom
FAC	<i>Setaria geniculata</i>	Foxtail grass
FAC	<i>Urena lobata</i>	Caesar's weed
OBL	<i>Xyris coreopsis</i>	Yelloweyed grass

¹FDEP unless noted otherwise, ²NWI

Figure 1. Location map for the M-301 mitigation area for Magnolia Park.

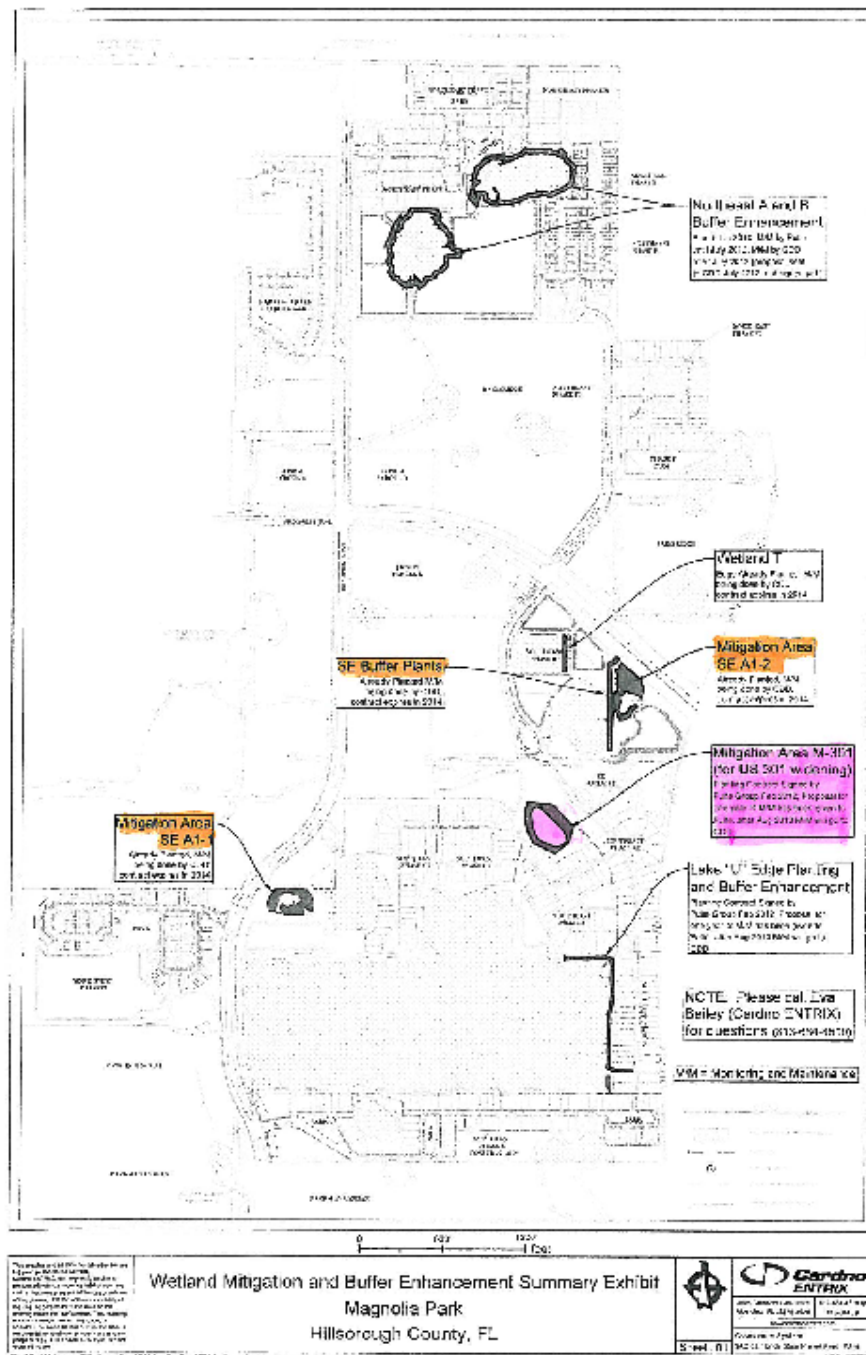


Figure 1A. Planting plan for M-301.

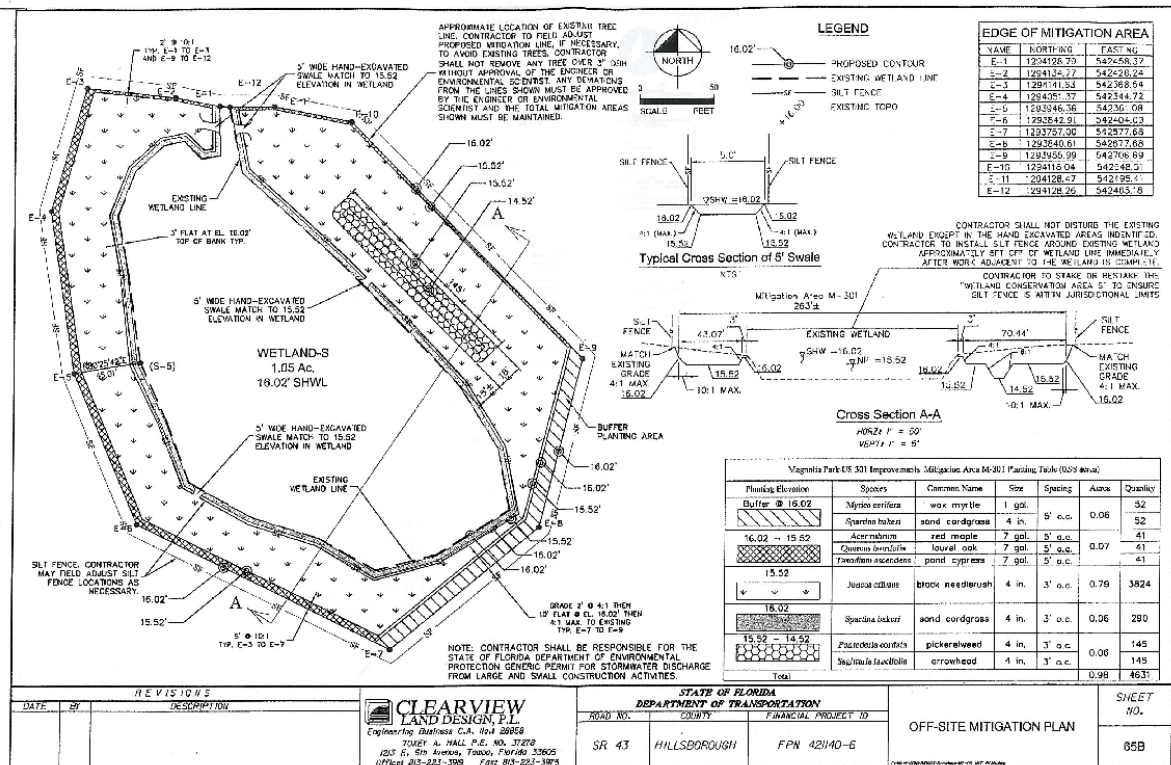


Figure 2. Mitigation area M-301 showing marsh on north edge (upper) and east edge.



Figure 3. Mitigation area M-301 showing forested west/south edge.



Figure 4. Mitigation area M-301 showing forested west edge and sand cordgrass/wax myrtle zone on east edge.



Figure 5. Herbaceous cover in the marsh. [Lower photo showing sesbania]





ECOLOGICAL CONSULTANTS, INC.

**5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624
813-264-5859; 813-264-5957 fax
www.floridascrub.com**

23 September 2019

Mr. Russell Martin
Southwest Florida Water
Management District
Surface Water Permitting Section
2379 Broad Street
Brooksville, FL. 34604-6899

**RE: Project: Magnolia Park M-301
County: Hillsborough
Permit #: 44033826.000 (SWFWMD); SAJ-2010-01638 (ACOE)**

Dear Russell:

Enclosed is the 12th semi-annual monitoring report for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr



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**5121 Ehrlich Road, Suite 103A
Tampa, Florida 33624
813-264-5859; 813-264-5957 fax
www.floridascrub.com**

23 September 2019

Mr. Shaun Gallagher
U.S. Army Corps of Engineers
Enforcement Section
Tampa Regulatory Office
10117 Princess Palm Av., Suite 120
Tampa, FL 33610-8302

**RE: Project: Magnolia Park Southeast – Phase 1A
County: Hillsborough
Permit #: 44033826.000 (SWFWMD); SAJ-2010-01638 (ACOE)**

Dear Shaun:

Enclosed is the 12th semi-annual monitoring report for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr



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Tampa, Florida 33624
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INVOICE

23 September 2019

Magnolia Park CDD
c/o DPGF
15310 Amberly Drive, Suite 175
Tampa, FL 33647

**RE: INVOICE #11632 – 12th SEMI-ANNUAL MONITORING REPORT FOR
MAGNOLIA PARK SOUTHEAST**

Permit #: 44033826.000 (SWFWMD); SAJ-2010-01638 (ACOE)/M301

Dear Sir or Madam:

Please remit the sum of **ONE THOUSAND AND THREE HUNDRED AND FIFTY (\$1,350.00)** for the 12th semi-annual monitoring report for the above referenced project. If you have any questions, please contact my office as soon as possible.

Sincerely,

Donald Richardson, Ph.D.

DRR/jlr

Per Sarah in Orlando office invoices go to:

CC: Magnolia Park CDD (invoices only)
c/o DPGF
250 International Parkway, Suite 280
Lake Mary, FL 32746

EXHIBIT 7



Proposal #57569

Date: 04/02/2020

From: Chad Raymond

Proposal For

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

9203 Sienna Moss Way
Riverview, FL 33578

Property Name: Magnolia Park CDD

Spine Road Peanut Grass Bed Conversions

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor	90.00	\$45.00	\$4,050.00
Variegated Confederate Jasmine, 1 gal	790.00	\$6.88	\$5,431.25
Pine Bark Mini Nuggets, Bag	120.00	\$7.50	\$900.00
Irrigation Adjustments	1.00	\$3,750.00	\$3,750.00
St. Augustine Sod Conversion	2375.00	\$1.16	\$2,765.50

Client Notes

Proposal to remove 6 perennial peanut beds along the Spine Road. 3 beds will be converted into St. Augustine turf, while 3 other beds will be planted with Variegated Confederate Jasmine. All necessary labor, material, and irrigation conversions are include in the proposed price.

	SUBTOTAL	\$16,896.75
Signature	SALES TAX	\$0.00
x	TOTAL	\$16,896.75

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Chad Raymond

Office:
craymond@yellowstonelandscape.com

EXHIBIT 8



Proposal #54463

Date: 03/13/2020

From: Scott Crow

Proposal For

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

9203 Sienna Moss Way
Riverview, FL 33578

Property Name: Magnolia Park CDD

Service Repair

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
-------------	----------	------------	--------

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Property Name: Magnolia Park CDD

Service Repair

IrrigationLabor	2.00	\$59.15	\$118.30
-----------------	------	---------	----------

Client Notes

Found bad 2 station decoder for zones# 25,26.Warranty.

Signature

x

David L Turner

SUBTOTAL	\$118.30
SALES TAX	\$0.00
TOTAL	\$118.30

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charged a 1.5 % a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: David Turner

Scott Crow

Office: Office:

scrow@yellowstonelandscape.com Title:

Date: _____4/2/2020

STOCKS

Report

Pravara

mag park

Fish Food

[illegible]

1. **THE STATE OF TEXAS,**
 2. **COUNTY OF DALLAS,**
 3. **do hereby certify that the within and foregoing**
 4. **is a true and correct copy of the**
 5. **original as the same appears from the records**
 6. **of the County of Dallas, State of Texas.**
 7. **Witness my hand and the seal of said County,**
 8. **this 1st day of January, 1901.**
 9. **County Clerk.**

氏名	性別	年齢	職業	備考
坂井 隆夫	男	45	自営	
坂井 隆子	女	42	専業主婦	
坂井 隆太郎	男	18	学生	



Proposal #55231

Date: 03/18/2020
From: Scott Crow

Proposal For

DPFG

250 International Pkwy Suite
280
Lake Mary, FL 32746

Property Name: Magnolia Park
CDD

March Irrigation Inspection Repair

Irrigation Labor

main:

mobile:

24 Volt Solenoid

6" Spray Head

15 H Spray Nozzle
Location

9203 Sienna Moss
Way

Riverview, FL
33578

Terms: Net 30

DESCRIPTION

QUANTITY

UNIT PRICE

AMOUNT

Maxi-Jet Nozzle

2.00 \$59.15 \$1 18.30

10.00 \$0.55 \$5.50

1 .00 \$36.38 \$36.38

1 .00 \$12.30 \$12.30

1 .00 \$1.70 \$1.70

Client Notes

Wet check system replaced 10 maxi-jet nozzles 1 electric solenoid for zone #64 also replaced 1 spray head and nozzle.

Signature X

SUBTOTAL \$174.18

SALES TAX \$0.00

TOTAL \$174.18

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18 ⁰/0 annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty,

