MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Agenda Package

Board of Supervisor Regular Meeting

Date & Time:
Tuesday
August 11, 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.
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, August 11, 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
Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Tuesday, August 11th 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. Please be advised that the meeting will not start until the host, the District Manager, has started the meeting. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer
https://us02web.zoom.us/j/83408893576?pwd=TUsrT2hrR1JBaXFRAVRKNGxTcDQ5QT09

Meeting ID: 834 0889 3576
Password: 285575

Join Zoom Meeting by Phone
Dial by your location – Follow the Prompts – Meeting ID - 834 0889 3576 – 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, August 11, 2020
Time: 5:30 PM
Location: Zoom Conference Call – Audio Only

Dial-in Number: +1 253 215 8782
Meeting ID: 834 0889 3576

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. DPFG Field Operations Report Exhibit 2
   C. Yellowstone Report Exhibit 3

IV. Administrative Items
   A. Consideration for Approval - The Minutes of the Board of Supervisors Regular Meeting Held July 14, 2020 Exhibit 4

V. Business Items
   A. Consideration & Adoption of Resolution 2020-07, Designating Meeting Dates, Times, & Location Exhibit 6
   B. Fiscal Year 2020-2021 Budget Public Hearing
      ➢ Open the Public Hearing
      ➢ Presentation of the FY 2020-2021 Budget Exhibit 7
      ➢ Public Comments
      ➢ Close the Public Hearing
   C. Consideration & Adoption of Resolution 2020-08, Adopting the Fiscal Year 2020-2021 Budget Exhibit 8
V. Business Items (continued)

D. Consideration & Adoption of Resolution 2020-09, Providing for the Collection & Enforcement of Special Assessments for Fiscal Year 2020-2021

E. Consideration of Yellowstone Pond 19 South Bank Clearing Proposal - $500.00

F. Consideration of Yellowstone Irrigation Repair Proposals
   ➢ August Irrigation Inspection Repair 1 - $60.85
   ➢ August Irrigation Inspection Repair 2 - $88.25

G. Consideration of Proposal for SWFWMD ERP Inspection and Certification Services Project Name: Magnolia Park SW Phase G SWFWMD ERP No. 43029645.005

VI. Consent Agenda

A. Ratification of Yellowstone July Irrigation Inspection Repair Proposal - $118.30

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

*Note: Please reach out to records@dpfg.com for the full agenda package.
BUDGET DEVELOPMENT:

FLORIDA STATUTE 189:
The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)
MAGNOLIA PARK

NO INCREASE IN TOTAL ASSESSMENTS FOR FISCAL YEAR 2021

Locked down from prior year!
BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs
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<th>GROSS Assmt/Unit FY 2021</th>
<th>GROSS Assmt/Unit FY 2020</th>
<th>GROSS Diff./Unit</th>
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MAGNOLIA PARK CDD

FY 2021 Expenditure Summary: $588,048

Field Operations 81%

Administrative 18%

Debt Service Administrative 1%
MAGNOLIA PARK CDD

Administrative: $104,514
**MAGNOLIA PARK CDD**

Administration: 18%, Decrease of $8

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<td>7,351</td>
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MAGNOLIA PARK CDD
Debt Service Administration: $7,208
# MAGNOLIA PARK CDD

Debt Service Administration: 1%, No Variance

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MAGNOLIA PARK CDD

Field Operations: $476,326
Field Operations: 81%, Increase of $8

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<td>streetlights</td>
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<td>pond &amp; lake maintenance</td>
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<td>43,469</td>
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<td>7,161</td>
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<td>landscape extra projects</td>
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<td>128,603</td>
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• QUESTIONS?
## I. Revenues

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<td>603,032</td>
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<td>Developer Boundary Amendment</td>
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<td>Interest Revenue</td>
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<td>Fund Balance Forward</td>
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<td>Miscellaneous Revenue (HOA Reimbursement)</td>
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<td>Payroll Taxes</td>
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<td>Payroll Services</td>
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<td>Management Consulting Services</td>
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<td>Boundary Amendment</td>
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<td>General Administrative</td>
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<td>Miscellaneous (i.e., Banking fees &amp; Reserve Study)</td>
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<td>Legal Advertisements</td>
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<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Budget Funding FY 2017</td>
<td>45,000</td>
</tr>
</tbody>
</table>

### Debt Service Administration:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustee Fees</td>
<td>3,141</td>
</tr>
<tr>
<td>Arbitrages</td>
<td>500</td>
</tr>
<tr>
<td><strong>Total Debt Service Administration</strong></td>
<td>3,641</td>
</tr>
</tbody>
</table>

### Debt Service Administration:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Debt Service Administration</strong></td>
<td>4,785</td>
</tr>
</tbody>
</table>

### Field Operations:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity General</td>
<td>8,751</td>
</tr>
<tr>
<td>Water</td>
<td>173</td>
</tr>
<tr>
<td>Streetlights</td>
<td>4,648</td>
</tr>
<tr>
<td>Pond Artificialization Monitoring &amp; Maintenance</td>
<td>10,200</td>
</tr>
<tr>
<td>Pond &amp; Lake Maintenance</td>
<td>33,472</td>
</tr>
<tr>
<td>Pond &amp; Lake Maintenance - Special Services</td>
<td>1,148</td>
</tr>
<tr>
<td>Irrigation Maintenance</td>
<td>38,087</td>
</tr>
<tr>
<td>Landscape Maintenance</td>
<td>37,849</td>
</tr>
<tr>
<td>Landscape Replenishment</td>
<td>18,200</td>
</tr>
<tr>
<td><strong>Total Field Operations</strong></td>
<td>110,213</td>
</tr>
</tbody>
</table>

### Excess of Revenue over (under) Expenditures:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fund Balance - Beginning (audit adjusted)</td>
<td>157,537</td>
</tr>
<tr>
<td>Increase in Fund Balance for Receives</td>
<td>308,958</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>231,894</td>
</tr>
</tbody>
</table>

### Fund Balance Worksheet:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2018 Reserves for Renewal &amp; Replacement</td>
<td>133,845</td>
</tr>
<tr>
<td>FY 2019 Reserves for Renewal &amp; Replacement</td>
<td>136,003</td>
</tr>
<tr>
<td>FY 2020 Reserves for Renewal &amp; Replacement</td>
<td>143,341</td>
</tr>
<tr>
<td>FY 2021 Reserves for Renewal &amp; Replacement</td>
<td>146,666</td>
</tr>
<tr>
<td>Three Month Operating Reserve</td>
<td>147,012</td>
</tr>
<tr>
<td>Unassigned</td>
<td>3,256</td>
</tr>
<tr>
<td><strong>Total Fund Balance</strong></td>
<td>231,764</td>
</tr>
</tbody>
</table>

---

**STATEMENT 1: MANOOLA PARK CID**

- **MARCH VARIANCE 2020 - FY 2016 ACTUAL**
- **TOTAL DEBT SERVICE ADMINISTRATION**
- **FUND BALANCE - BEGINNING (audit adjusted)**
- **TOTAL REVENUES**
- **TOTAL EXPENDITURES**
- **EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**
### 1. O&M ASSESSMENT ALLOCATION - As if "All" Assessments are On-Roll.

#### Table a. NET EXPENDITURES

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>Refer To</th>
<th>Net Amount</th>
<th>Gross Amount</th>
<th>Total EBU</th>
<th>Assmt NET / EBU</th>
<th>Assmt Gross / EBU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt service administration</td>
<td>STMT 1</td>
<td>K</td>
<td>$7,208</td>
<td>$7,668</td>
<td>$171.00</td>
<td>$42.35</td>
</tr>
<tr>
<td>Administrative</td>
<td>STMT 1</td>
<td>A</td>
<td>$104,514</td>
<td>$111,185</td>
<td>$1,632.00</td>
<td>$64.04</td>
</tr>
<tr>
<td>Field Operations (Less HDA Reimbursement)</td>
<td>STMT 1</td>
<td>B</td>
<td>$473,126</td>
<td>$503,326</td>
<td>$4,499.40</td>
<td>$315.54</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>G</td>
<td></td>
<td>$584,848</td>
<td>$622,179</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Table b. Assessments for Bond Related Expenditures

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Unit Type</th>
<th>Lot Frontage</th>
<th>Number of Units / (b)</th>
<th>Total ERUs</th>
<th>E A=F</th>
<th>E B=F</th>
<th>E C=D=E</th>
<th>E D=F</th>
<th>E F=D=E</th>
<th>E G=H</th>
<th>Total Gross Assessments - Bond Related</th>
<th>Total Gross Assessments / Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Apts</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1,077.48</td>
<td>44.84</td>
</tr>
<tr>
<td>D</td>
<td>Th</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>107.48</td>
<td>44.84</td>
</tr>
<tr>
<td></td>
<td>SF 32'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>107.48</td>
<td>44.84</td>
</tr>
<tr>
<td></td>
<td>SF 40'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>107.48</td>
<td>44.84</td>
</tr>
<tr>
<td></td>
<td>SF 50'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>107.48</td>
<td>44.84</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1,077.48</td>
<td>44.84</td>
</tr>
</tbody>
</table>

#### Table c. Assessments for Administrative Expenditures

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Unit Type</th>
<th>Lot Frontage</th>
<th>Number of Units / (a)</th>
<th>Total ERUs</th>
<th>E A=F</th>
<th>E B=F</th>
<th>E C=D=E</th>
<th>E D=F</th>
<th>E F=D=E</th>
<th>E G=H</th>
<th>Total Gross Assessments - Admin</th>
<th>Total Gross Assessments / Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Apts</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>6,540.48</td>
<td>896.80</td>
</tr>
<tr>
<td>D</td>
<td>Th</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>28,273.95</td>
<td>36.00</td>
</tr>
<tr>
<td></td>
<td>SF 32'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>SF 40'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>SF 50'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>56,295.48</td>
<td>7,668</td>
</tr>
</tbody>
</table>

#### Table d. Assessments for Field Operations Expenditures

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Unit Type</th>
<th>Lot Frontage</th>
<th>Number of Units / (a)</th>
<th>Total ERUs</th>
<th>E A=F</th>
<th>E B=F</th>
<th>E C=D=E</th>
<th>E D=F</th>
<th>E F=D=E</th>
<th>E G=H</th>
<th>Total Gross Assessments - Field Op (Gross)</th>
<th>Total Gross Assessments / Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Apts</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>6,540.48</td>
<td>896.80</td>
</tr>
<tr>
<td>D</td>
<td>Th</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>28,273.95</td>
<td>36.00</td>
</tr>
<tr>
<td></td>
<td>SF 32'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>SF 40'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>SF 50'</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>18,872.01</td>
<td>227.00</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>-</td>
<td>1.00</td>
<td>-</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>1.00</td>
<td>56,295.48</td>
<td>7,668</td>
</tr>
</tbody>
</table>

#### Table e. TOTAL FY 2021 Assessment Allocation

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Net Amount</th>
<th>Gross Amount</th>
<th>Total EBU</th>
<th>Assmt NET / EBU</th>
<th>Assmt Gross / EBU</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>$44,399</td>
<td>$68,444</td>
<td>$125,450</td>
<td>$40,873</td>
<td>$194,668</td>
</tr>
<tr>
<td>H+H</td>
<td>$152</td>
<td>$365</td>
<td>$407</td>
<td>$449</td>
<td>$512</td>
</tr>
<tr>
<td>Total Gross Assessment / Unit</td>
<td>$44,551</td>
<td>$72,809</td>
<td>$186,353</td>
<td>$45,322</td>
<td>$247,175</td>
</tr>
</tbody>
</table>

#### FY 2020 (Prior Year) Assessments

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Net Amount</th>
<th>Gross Amount</th>
<th>Total EBU</th>
<th>Assmt NET / EBU</th>
<th>Assmt Gross / EBU</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>$44,399</td>
<td>$68,444</td>
<td>$125,450</td>
<td>$40,873</td>
<td>$194,668</td>
</tr>
<tr>
<td>H+H</td>
<td>$152</td>
<td>$365</td>
<td>$407</td>
<td>$449</td>
<td>$512</td>
</tr>
<tr>
<td>Total Gross Assessment / Unit</td>
<td>$44,551</td>
<td>$72,809</td>
<td>$186,353</td>
<td>$45,322</td>
<td>$247,175</td>
</tr>
</tbody>
</table>

#### Change In Assessments (Current vs. Prior)

<table>
<thead>
<tr>
<th>Net Amount</th>
<th>Gross Amount</th>
<th>Total EBU</th>
<th>Assmt NET / EBU</th>
<th>Assmt Gross / EBU</th>
</tr>
</thead>
<tbody>
<tr>
<td>-$</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>-$</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

**Footnotes:**

(a) Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser’s final list of property owners as of a certain “date of record.” The District will allocate assessments to property owners as of this “date of record” and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments. As a result of this process, the on-roll and off-roll assessments and related collection costs may vary from the adopted budgets.

(b) The Developer has reduced the final lot count for the district to 1,632 lots which consists of 292 Apartments, 212 Quads, 340 Townhomes, 96 SF 32', 415 SF 40', and 277 SF 50' homes. As a result the assessments per unit have been trued up to the new lot mix.
<table>
<thead>
<tr>
<th>FINANCIAL STATEMENT/EXPENDITURE CATEGORY</th>
<th>VENDOR</th>
<th>SERVICE PROVIDED</th>
<th>ANNUALLY</th>
<th>COMMENTS (SCOPE OF SERVICE)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADMINISTRATIVE:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOARD OF SUPERVISORS</td>
<td>SUPERVISORS</td>
<td>LEGISLATIVE</td>
<td>12,000.00</td>
<td>Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for $200 per meeting.</td>
</tr>
<tr>
<td>PAYROLL TAXES</td>
<td>FICA &amp; FUTA</td>
<td>TAXES</td>
<td>918.00</td>
<td>Payroll taxes 7.65% of payroll</td>
</tr>
<tr>
<td>PAYROLL SERVICES</td>
<td>INNOVATIVE</td>
<td>PAYROLL PROCESSING</td>
<td>650.00</td>
<td>$50 PER CDD MEETING + $50 FOR W-2</td>
</tr>
<tr>
<td>MANAGEMENT CONSULTING SERVICES</td>
<td>DPFG</td>
<td>DISTRICT MANAGEMENT</td>
<td>41,500.00</td>
<td>The District receives management and accounting services as part of the contract with the District</td>
</tr>
<tr>
<td>GENERAL ADMINISTRATIVE - OFFICE</td>
<td>DPFG</td>
<td>GENERAL-OFFICE</td>
<td>4,200.00</td>
<td>The District receives administrative services as part of the agreement</td>
</tr>
<tr>
<td>MISCELLANEOUS (I.E., BANKING FEES)</td>
<td>BANK UNITED</td>
<td>BANKING FEES, ETC</td>
<td>300.00</td>
<td>Fees associated with maintaining the District's bank accounts and the ordering of checks</td>
</tr>
<tr>
<td>ASSESSMENT ADMINISTRATION</td>
<td>DPFG</td>
<td>ASSESSMENT ROLL PREPARATION</td>
<td>7,035.00</td>
<td>Fee associated with the compilation and distribution of the master assessment roll to the County</td>
</tr>
<tr>
<td>AUDITING</td>
<td>DIBARTOLOMEO</td>
<td>ANNUAL AUDIT</td>
<td>2,600.00</td>
<td>State law requires the District to undertake an annual independent audit. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter - FY 20 - $2,600 and for FY 21 it is $2,700.</td>
</tr>
<tr>
<td>INSURANCE (LIABILITY, PROPERTY &amp; CASUALTY)</td>
<td>EGIS INSURANCE</td>
<td>DISTRICT INSURANCE</td>
<td>8,086.00</td>
<td>Annual , inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent.</td>
</tr>
<tr>
<td>REGULATORY AND PERMIT FEES</td>
<td>FL. DEPT. OF COMMUNITY AFFAIRS</td>
<td>SPECIAL DISTRICT FILING FEE</td>
<td>175.00</td>
<td>The District is required to pay an annual fee of $175 to the Department of Economic Opportunity</td>
</tr>
<tr>
<td>LEGAL ADVERTISEMENTS</td>
<td>TAMPA BAY TIMES</td>
<td>LEGAL ADS</td>
<td>1,000.00</td>
<td>Estimated for 12 meeting notices and 3 public hearings</td>
</tr>
<tr>
<td>ENGINEERING SERVICES</td>
<td>SCAROLA ASSOCIATES</td>
<td>DISTRICT ENGINEER</td>
<td>4,500.00</td>
<td>Provides general engineering services to District, i.e. attendance &amp; preparation for monthly board meetings and other specifically requested assignments</td>
</tr>
<tr>
<td>LEGAL SERVICES</td>
<td>HOPPING GREEN &amp; SAMS</td>
<td>DISTRICT ATTORNEY</td>
<td>19,000.00</td>
<td>Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager</td>
</tr>
<tr>
<td>POSTAGE &amp; FREIGHT</td>
<td></td>
<td></td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>WEBSITE</td>
<td>DPFG</td>
<td>WEBSITE</td>
<td>1,650.00</td>
<td>ADA compliant website to be furnished by Campus Suite. Amount includes monthly scans of the website, the website platform itself as well as the remediation of 750 document pages. Added $250 for page overages</td>
</tr>
<tr>
<td>MEETING ROOM</td>
<td>The Regent at HCC</td>
<td>Meeting Room Facility for Board Meetings</td>
<td>900.00</td>
<td>Pursuant to contract - $75 per month</td>
</tr>
<tr>
<td>CONTINGENCY</td>
<td></td>
<td></td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>BUDGET FUNDING</td>
<td>FY 2017 BUDGET FUNDING</td>
<td></td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>104,514.00</td>
<td></td>
</tr>
<tr>
<td>FINANCIAL STATEMENT/EXPENDITURE CATEGORY</td>
<td>VENDOR</td>
<td>SERVICE PROVIDED</td>
<td>ANNUALLY</td>
<td>COMMENTS (SCOPE OF SERVICE)</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>--------</td>
<td>------------------</td>
<td>----------</td>
<td>----------------------------</td>
</tr>
<tr>
<td><strong>DEBT SERVICE ADMINISTRATION:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRUSTEE FEES</td>
<td>US BANK</td>
<td>TRUSTEE SERVICES</td>
<td>3,408.00</td>
<td>Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the issued bond series.</td>
</tr>
<tr>
<td>ARBITRAGE</td>
<td>GNP</td>
<td>ARBITRAGE SERVICES</td>
<td>650.00</td>
<td>The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.</td>
</tr>
<tr>
<td>TRUST FUND ACCOUNTING</td>
<td>DPFG</td>
<td>TRUST ACCTG</td>
<td>3,150.00</td>
<td>Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements.</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>7,208.00</td>
<td></td>
</tr>
<tr>
<td><strong>FIELD OPERATIONS:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ELECTRICITY GENERAL</td>
<td>TECO: TAMPA ELECTRIC</td>
<td>IRRIGATION &amp; STREETLIGHTING</td>
<td>1,500.00</td>
<td>Estimated.</td>
</tr>
<tr>
<td>WATER</td>
<td>HILLSBOROUGH COUNTY -BOCC</td>
<td>WATER PROVIDER</td>
<td>180.00</td>
<td>For 5790 Magnolia Park Boulevard approximately $15 per month. Water meter at lift station.</td>
</tr>
<tr>
<td>STREETLIGHTS</td>
<td>TECO: TAMPA ELECTRIC</td>
<td>STREETLIGHTS</td>
<td>17,100.00</td>
<td>Total of 32 streetlights for approximately $1,425 per month.</td>
</tr>
<tr>
<td>POND MITIGATION AND MONITORING</td>
<td>CARDNO</td>
<td>MITIGATION AREA M1 - MONITORING &amp; MAINTENANCE</td>
<td>3,350.00</td>
<td>Semi Annual Monitoring &amp; 8 Monthly Maintenance in Year 2 of agreement.</td>
</tr>
<tr>
<td>POND AND LAKE MAINTENANCE</td>
<td>STEADFAST ENVIRONMENTAL</td>
<td>POND &amp; LAKE MAINTENANCE</td>
<td>36,000.00</td>
<td>HOA reimburses $281 monthly, CDD is billed $3,155 and then bills the HOA. Included in the $3,155 is sites 30&amp;31:$2,784 annually; Sites 32-34:$2,856 annually; Sites 35-37:$2,916 annually. Additional is for sites 38&amp;39:$2,456 annually. Pond 41.</td>
</tr>
<tr>
<td>POND AND LAKE MAINTENANCE - SPECIAL SVCs</td>
<td>STEADFAST ENVIRONMENTAL</td>
<td>SPECIAL SERVICES</td>
<td>20,000.00</td>
<td>Additional plantings as needed as well as to address any erosion issues. Need to have an erosion analysis performed.</td>
</tr>
<tr>
<td>IRRIGATION MAINTENANCE</td>
<td>YELLOWSTONE</td>
<td>IRRIGATION</td>
<td>5,000.00</td>
<td>Estimated.</td>
</tr>
<tr>
<td>LANDSCAPE MAINTENANCE</td>
<td>YELLOWSTONE</td>
<td>LANDSCAPING</td>
<td>185,000.00</td>
<td>Includes current service; parcel F &amp; Spine Road &amp; Northeast Residential. Contractor will bring a new proposal for service.</td>
</tr>
<tr>
<td>LANDSCAPE REPLENISHMENT</td>
<td>YELLOWSTONE</td>
<td>ADDITIONAL REPLISHMENT</td>
<td>10,000.00</td>
<td>Additional Replenishment as Needed and not incorporated into extra landscape projects.</td>
</tr>
<tr>
<td>LANDSCAPE EXTRA PROJECTS</td>
<td>YELLOWSTONE</td>
<td>MISCELLANEOUS</td>
<td>12,500.00</td>
<td>Faulkenberg Lorapetulu Replacement - $10,908; Add Soil to Old Palm Removals - $720, Quad Sidewalk Conservation Cutback - $1,225. Additional amounts for extra projects.</td>
</tr>
<tr>
<td>POND EROSION PROJECT</td>
<td>ON DEMAND</td>
<td>EROSION CONTROL</td>
<td>-</td>
<td>Erosion control as needed.</td>
</tr>
<tr>
<td>TREE TRIMMING</td>
<td>YELLOWSTONE</td>
<td>TREE TRIMMING</td>
<td>1,715.00</td>
<td>As Needed (outside of contract).</td>
</tr>
<tr>
<td>FIELD CONTINGENCY</td>
<td>VARIOUS</td>
<td>CONTINGENCY</td>
<td>37,315.00</td>
<td></td>
</tr>
<tr>
<td>RESERVES FOR RENEWAL &amp; REPLACEMENT</td>
<td>NOT APPLICABLE</td>
<td></td>
<td>146,666.00</td>
<td>Based on Study is $136,321. Reimburse HOA for well reserves $10,345.</td>
</tr>
<tr>
<td>INCREASE IN FUND BALANCE</td>
<td>NOT APPLICABLE</td>
<td></td>
<td>-</td>
<td>Increase in fund balance to establish three month operating reserve.</td>
</tr>
</tbody>
</table>

**Total Field Operations:** 476,326.00

**Total Expenditures:** 588,048.00
STATEMENT 4
MAGNOLIA PARK CDD
FY 2021 PROPOSED BUDGET
SERIES 2007 A DEBT SERVICE (FD 201) ASSESSMENTS

<table>
<thead>
<tr>
<th>REVENUE</th>
<th>FY 2021 ADOPTED BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASSESSMENTS (ON-ROLL Gross) - SERIES A</td>
<td>$138,074</td>
</tr>
<tr>
<td>INTEREST REVENUE</td>
<td>-</td>
</tr>
<tr>
<td>FUND BALANCE FORWARD</td>
<td>-</td>
</tr>
<tr>
<td>DISCOUNT (ASSESSMENTS)</td>
<td>(2,761)</td>
</tr>
<tr>
<td>TOTAL REVENUE</td>
<td>135,313</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNTY-ASSESSMENT COLLECTION FEES</td>
<td>2,761</td>
</tr>
<tr>
<td>PRINCIPAL - SERIES A</td>
<td>40,000</td>
</tr>
<tr>
<td>5/1/2021</td>
<td></td>
</tr>
<tr>
<td>INTEREST EXPENSE - SERIES A</td>
<td>43,050</td>
</tr>
<tr>
<td>5/1/2021</td>
<td></td>
</tr>
<tr>
<td>11/1/2021</td>
<td>41,820</td>
</tr>
<tr>
<td>INCREASE IN FUND BALANCE</td>
<td></td>
</tr>
<tr>
<td>TOTAL EXPENDITURES</td>
<td>127,631</td>
</tr>
</tbody>
</table>

| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES  | 7,681                  |

<table>
<thead>
<tr>
<th>OTHER FINANCING SOURCES (USES)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TRANSFER-IN</td>
<td>-</td>
</tr>
<tr>
<td>TRANSFER-OUT (201 TO 301)</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL OTHER FINANCING SOURCES (USES)</td>
<td>-</td>
</tr>
<tr>
<td>NET CHANGE IN FUND BALANCE</td>
<td>7,681</td>
</tr>
<tr>
<td>LESS FUND BALANCE FORWARD</td>
<td></td>
</tr>
<tr>
<td>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)</td>
<td>$7,681</td>
</tr>
</tbody>
</table>

Table 1. Annual Special Assessments Allocation

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Units</th>
<th>Gross Assmt / Unit</th>
<th>Net Assmt / Unit</th>
<th>Total GROSS Assmt</th>
<th>Total NET Assmt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family 50’</td>
<td>37</td>
<td>$1,059.28</td>
<td>$995.72</td>
<td>$39,193.25</td>
<td>$36,841.66</td>
</tr>
<tr>
<td>Single Family 40’</td>
<td>20</td>
<td>$913.43</td>
<td>$858.63</td>
<td>$18,268.69</td>
<td>$17,172.57</td>
</tr>
<tr>
<td>Single Family 32’</td>
<td>47</td>
<td>$767.59</td>
<td>$721.54</td>
<td>$36,076.83</td>
<td>$33,912.22</td>
</tr>
<tr>
<td>Townhome</td>
<td>54</td>
<td>$675.48</td>
<td>$634.95</td>
<td>$36,475.98</td>
<td>$34,287.42</td>
</tr>
<tr>
<td>Quads</td>
<td>14</td>
<td>$575.69</td>
<td>$541.15</td>
<td>$8,059.72</td>
<td>$7,576.13</td>
</tr>
<tr>
<td>Total</td>
<td>172</td>
<td></td>
<td></td>
<td>$138,074.47</td>
<td>$129,790.00</td>
</tr>
<tr>
<td>Apartments (a)</td>
<td>347</td>
<td></td>
<td></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total in CDD</td>
<td>519</td>
<td></td>
<td></td>
<td>$138,074.47</td>
<td>$129,790.00</td>
</tr>
</tbody>
</table>

Footnote:
(a) No debt is allocated to Apartment land uses because Series 2007A bond has been redeemed for Apartment land use.
### STATEMENT 5
MAGNOLIA PARK CDD
$9,055,000 SPECIAL ASSESSMENT BONDS SERIES 2007A
'DEBT SERVICE REQUIREMENT

<table>
<thead>
<tr>
<th>Period Ending</th>
<th>Mandatory Principal / (a)</th>
<th>Interest / (a)</th>
<th>Debt Service</th>
<th>Annual Dbt Srvc</th>
<th>Principal Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/1/2019</td>
<td>40,000</td>
<td>45,510</td>
<td>85,510</td>
<td>1,480,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2019</td>
<td>40,000</td>
<td>44,280</td>
<td>84,280</td>
<td>1,440,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2020</td>
<td>40,000</td>
<td>43,050</td>
<td>83,050</td>
<td>1,400,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2020</td>
<td>40,000</td>
<td>41,820</td>
<td>82,820</td>
<td>1,360,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2021</td>
<td>40,000</td>
<td>40,436</td>
<td>81,436</td>
<td>1,315,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2021</td>
<td>40,000</td>
<td>39,053</td>
<td>80,053</td>
<td>1,270,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2022</td>
<td>50,000</td>
<td>37,515</td>
<td>75,515</td>
<td>1,220,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2022</td>
<td>55,000</td>
<td>35,824</td>
<td>72,824</td>
<td>1,165,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2025</td>
<td>60,000</td>
<td>34,133</td>
<td>71,133</td>
<td>1,110,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2026</td>
<td>65,000</td>
<td>32,288</td>
<td>65,288</td>
<td>1,050,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2027</td>
<td>65,000</td>
<td>30,289</td>
<td>62,289</td>
<td>1,050,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2028</td>
<td>65,000</td>
<td>28,290</td>
<td>60,290</td>
<td>985,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2029</td>
<td>70,000</td>
<td>26,138</td>
<td>56,138</td>
<td>920,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2030</td>
<td>75,000</td>
<td>23,831</td>
<td>51,831</td>
<td>850,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2031</td>
<td>80,000</td>
<td>21,371</td>
<td>49,371</td>
<td>775,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2032</td>
<td>85,000</td>
<td>21,371</td>
<td>49,371</td>
<td>775,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2033</td>
<td>90,000</td>
<td>18,758</td>
<td>47,758</td>
<td>695,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2034</td>
<td>95,000</td>
<td>16,390</td>
<td>44,390</td>
<td>660,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2035</td>
<td>100,000</td>
<td>14,069</td>
<td>41,069</td>
<td>610,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2036</td>
<td>105,000</td>
<td>9,994</td>
<td>39,994</td>
<td>325,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2037</td>
<td>115,000</td>
<td>9,994</td>
<td>39,994</td>
<td>325,000</td>
<td></td>
</tr>
<tr>
<td>11/1/2038</td>
<td>115,000</td>
<td>6,765</td>
<td>33,765</td>
<td>220,000</td>
<td></td>
</tr>
<tr>
<td>5/1/2039</td>
<td>115,000</td>
<td>3,536</td>
<td>17,536</td>
<td>115,000</td>
<td></td>
</tr>
</tbody>
</table>

**Total** 1,480,000 1,138,365 2,618,365 2,618,365

Max annual ds: $129,790.00

**Footnote:**
(a) Data herein for the CDD’s budgetary process purposes only.
(b) Excess in revenue & debt service reserve funds
(C) On 05/01/2019, there was a $20,000 prepayment