

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, November 10, 2025

Time: 5:30 p.m.

Location: Hilton Garden Inn Tampa Riverview Brandon
4328 Garden Vista Drive
Riverview, FL 33578

[Click Here to Join the Meeting Online](#)

Dial-in Number 1-904-348-0776

Conference ID: 766 858 449#

(Mute/Unmute: *6)

(Raise/Lower Hand: *5)

Agenda

For the full agenda packet, please contact: cdimaculangan@vestapropertyservices.com

I. Roll Call

II. Staff Reports 1

A. District Engineer Report – *Greg Woodcock, Stantec*

1. Presentation of Street Sign Review

[Exhibit 1](#)

2. Update on Wetlands Permit Modification

III. Audience Comments – Agenda Items *(Limited to 3 Minutes per Individual)*

IV. Business Matters

A. Vendor Reports

1. Review of Magnolia Park CDD Website Maintenance Request Log Through 11/7

[Exhibit 2](#)

2. Aquatic Maintenance – *Premier Lakes*

[Exhibit 3](#)

3. Landscape Maintenance – *Cristi Cochran, United Land Services*

[Exhibit 4](#)

a. Consideration of United Land Services Proposals (if any):

i. #195759 for Removal of Existing Flowers and Installation of Red & White Petunia Mix (3600 ct.) - \$6,428.57

[Exhibit 5](#)

ii. #195848 for Installation of Pine Bark Mulch at Common Area Beds and Tree Rings - \$33,928.57

[Exhibit 6](#)

iii. #197030 for Flush Cutting Dead Sabal Palm in Magnolia Park South Entry Bend - \$348.30

[Exhibit 7](#)

4. Field Operations Report – *Michael Bush, Vesta District Services*

[Exhibit 8](#)

V. Staff Reports 2

A. District Counsel – *Tucker Mackie, Kutak Rock*

B. District Manager – *Barry Jeskewich, Vesta District Services*

1. Consideration & Adoption of **Resolution 2026-01**, General Election

[Exhibit 9](#)



2. Update on HOA/CDD Relationship

VI. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 13, 2025 [Exhibit 10](#)
- B. Consideration and Acceptance of the September 2025 Unaudited Financial Report [Exhibit 11](#)

VII. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

VIII. Audience Comments – New Business *(Limited to 3 Minutes per Individual)*

- IX. Next Meeting Quorum Check** **5:30 p.m. on Monday, December 8, 2025**
Hilton Garden Inn Tampa Riverview Brandon
4328 Garden Vista Drive, Riverview, FL 33578

X. Action Items Summary

XI. Adjournment



EXHIBIT 1



FIELD OBSERVATION REPORT
Magnolia Park Signage Review



Date: June 28, 2025 Field Observation Report Number: 2025-6
Project Name: Magnolia Park Street Signage Review
Project Number: 238202068
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: ☐ Clear ☒ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Magnolia Park Street Sign Reveiw.

Stantec staff reviewed the street signs to within the boundary of Magnolia Park. Below is a location map showing the approximate locations of signage and photos documenting the condition during our onsite review. All street signs outlined in this report are located on roadways within the community that are operated and maintained by the HOA.

Report By: BTW



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 1: Missing 9 button sign.



Location 2: The sign is leaning and needs to be replumbed.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 3: Stop sign is faded and needs to be replaced. Street name signs are also missing.



Location 4: Stop sign needs to be replaced. Street name signs are also missing.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 5: The sign is leaning and needs to be replumbed and the street name sign needs to be replaced.



Location 6: Missing 9 button sign.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 7: The sign is leaning and needs to be replumbed and the street sign name needs to be replaced.



Location 8: The sign is leaning and needs to be replumbed and the stop sign need to be replaced. Also street name sign is missing.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 9: The sign is leaning and needs to be replumbed.



Location 10: The stop sign is leaning and needs to be replumbed and the street sign needs to be replaced.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 11: The sign is leaning and needs to be replumbed and the stop sign needs to be replaced. Street name signs are also missing.



Location 12: Missing 9 button sign.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 13: The sign is leaning and needs to be replumbed.



Location 14: The sign is leaning and needs to be replumbed and the street name sign needs to be replaced.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 15: Street sign needs to be replaced.



Location 16: The sign is leaning and needs to be replumbed.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 17: Stop sign needs to be replaced. Street name signs missing.



Location 18: The sign is leaning and needs to be replumbed.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 19: The sign is leaning and needs to be replumbed.



Location 20: The sign is leaning and needs to be replumbed.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 21: The sign is leaning and needs to be replumbed.



Location 22: The sign is leaning and needs to be replumbed.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 23: The sign is leaning and needs to be replumbed.



Location 24: Three missing 9 button signs.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 25: Missing 9 button sign.



Location 26: Missing 9 button sign.



FIELD OBSERVATION REPORT

Magnolia Park Signage Review

Location 27: Missing sign.



EXHIBIT 2



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
156	2025-10-29	Landscape	Wellmaker	4615 somerset hill lane	I am writing to request maintenance and clearing of the conservation area located near my home at 4615 Somerset Hill Ln., Riverview, FL 33578 in Magnolia Park East. Over time, the area has become significantly overgrown with shrubs, trees, and debris, which are now obstructing the lake view from my property. When I purchased my home, I paid a premium for the lake view, which has been an important feature of my property's value and enjoyment. Unfortunately, the current overgrowth has diminished this view substantially. I was advised that the CDD is responsible for the maintenance and upkeep of this area, and I would greatly appreciate having it restored to its original, well-maintained condition as shown in the images attached below. Please let me know when this maintenance can be scheduled, as I would like to see the area cut back and cleaned up in a timely manner. If you need any additional details or would like to meet onsite to review the area, I would be happy to arrange that at your convenience. Thank you very much for your attention to this matter and for your continued work maintaining our community. First image is before when this area was properly maintain an upkeep. Second images is how it currently looks.	



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
155	2025-10-28	Field Manager	Petit-Frere	6111 Magnolia Park Boulevard, Riverview, FL 33578	I am writing to formally escalate a long-standing and unresolved maintenance issue regarding the neglected pond area and surrounding trees near my residence at 6111 Magnolia Park Blvd, Riverview, FL. Since June 2025, I have contacted Property Services multiple times (including Mr. Heath Beckett and Mr. Michael Bush) regarding this matter. Despite acknowledgment and assurances that the area would be inspected, no corrective action has been taken. The pond remains severely overgrown, and the trees many of which were damaged during the 2024 hurricane still have not been trimmed. This situation has persisted for months and now poses both safety and environmental concerns, including potential wildlife hazards and property damage risk. It also reflects poorly on the overall upkeep and management of the Magnolia Park CDD. At this point, I am requesting immediate intervention from district management to ensure that this issue is resolved promptly. Please confirm receipt of this message and provide a specific date by which the pond maintenance and tree trimming will be completed. I have included my prior correspondence for your reference. Thank you for your immediate attention to this matter. I look forward to your prompt response. Sincerely, Loris Petit-Frere	



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
153	2025-10-27	Landscape	Peloquin	9007 Sienna Moss Lane	Previous to this landscaping ticket, I emailed Barry Jeskewich back on September 1, 2025, September 8, 2025, and October 11, 2025. I have not received confirmation or receipt of my email or acknowledgement of the problem I have reported, with respect to the bank erosion of pond # 6 and 7. My property is adjacent to pond # 6. Date: September 1, 2025 Subject: Request for Erosion Mitigation and Retaining Wall Installation – Retention Pond Behind 9007 Sienna Moss Lane Dear Magnolia Park CDD Board Members. I am writing as a homeowner and resident of Magnolia Park East to formally raise concern regarding erosion along the banks of the retention pond located directly behind my property at 9007 Sienna Moss Lane, Riverview, FL 33578 (and my neighbors to the right and left of my property). Since moving into my home (built in 2008), I have observed ongoing erosion of the pond banks. In the recent year, this issue has worsened significantly, with a portion of the bank collapsing in during/just after Hurricanes Helene and Milton. To prevent further damage, I personally placed concrete bags and back-filled soil in an effort to stabilize the area. However, this is not a longterm or sufficient solution, as the erosion continues to progress along several feet. As the CDD is responsible for maintaining the retention ponds and surrounding lands, I believe it is imperative that the District monitor these areas regularly and address erosion issues before they impact adjacent homeowners' property and structures. At the August 11, 2025, CDD meeting, I raised this concern during the meeting, asking for clarification about a 'pond bank erosion repair schedule' mentioned and found on the May 12, 2025, agenda and meeting notes. Clarification was provided that this board agenda item was for a different pond, referenced with a pond ID number that didn't appear on the CDD maintenance map published on the CDD website, at the time of the meeting. I specifically referenced pond numbers 6 and 7 found in Magnolia Park East, which sit at the southern end of Watson Woods Way, and due south of Sienna Moss Lane. I even referenced my home address, after a gentleman in attendance to the meeting (perhaps either on the Board or a contractor of the Board) stated that he would be out in the area tomorrow (August 12, 2025) and would stop by. I let him know that I work from home and would appreciate him stopping by to observe and assess the banks behind our house. To date, I have not received any follow-up communication. I respectfully request that the CDD: 1. Conduct a thorough inspection of the pond banks for pond number 6 behind our property and the surrounding areas (pond 7). 2. Provide a clear plan and timeline for erosion control measures. 3. Install a retaining wall or other appropriate stabilization solution behind my property to prevent further	



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
152	2025-10-19	Landscape	Wellmaker	4615 somerset hill lane	Concerns of conservation area ponds especially the conservation area in Magnolia Park East on the corner of 4615 Somerset Hill Ln. this conservation area has not been maintained in a little over three years now and has grown completely to the sidewalk. It is in desperate need to be cut back, majorly the children including mine are not even able to play or ride the bikes on the sidewalk due to the bushes and weeds, crossing and blocking the sidewalks in our HOA community. please this needs to be cut back ASAP as far as possible. It is a huge eyesore as well, and it sadden myself in the community that this is not being kept up.	
151	2025-09-26	Field Manager	Moore	9213 Mountain Magnolia Dr	Good morning, I would like to request lake management and maintenance for the inner pond located behind the residence at 9213 Mountain Magnolia Dr. Over the past three years, this pond has not been maintained, and I've noticed that grass and vegetation are rapidly growing and now beginning to take over nearly half of the water area Could you please advise on the process and timeline for addressing this issue, along with any planned solutions? Thank you for your attention to this matter. I look forward to your response. Best, Shae	Waiting on approval to maintain more of the area



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
150	2025-09-24	Field Manager	Kelly	6411 Foxbury Ridge Ln	Need to know what will be done to this WOODEN AREA located in the back of my home. When I purchased my home in December 2009, there was a POND behind my home. That is one of the reasons I choose to purchase this home. I never would imagine years later my backyard view is a wooden area. What will be done to rectify this problem? There are numerous wildlife in those woods.	On maintenance cycle to have cut back
149	2025-09-18	Landscape	Marin	4927 White Sanderling Court	I wanted to address the area behind the West Townhomes. The area separating the townhomes from Asbury is currently in poor condition, with patchy grass and overgrown, disordered bushes that detract from the overall appearance. The bushes are also patchy and make the area untidy in appearance due to the lack of upkeep. I along with my neighbors would be very appreciative of any upkeep or updates you can provide.	Tabled at the last Board meeting
148	2025-09-15	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	There are weeds that are starting to grow into trees, and vines that are taking over the landscaped areas along the entrance of the south gates. I am happy to meet up with someone to show them. At thr Progress gate- its across from the gate code box. The Falkenburg gate- you can see them from the backside of the fence more easily. These have been ignored and now its starting to look like big bushes/trees and they are not supposed to be there	Waiting on approval to maintain more of the area
147	2025-09-12	Field Manager	Ciudad Real	6334 yellow buckeye dr	I would like to get my back fence line maintained since it is on the map but hasn't been maintained in years	Bush reached out to landscaping to look at the area



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
146	2025-09-10	Landscape	Foll	5214 Fallen Leaf Drive	Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but this overgrowth is unacceptable. A representative from Yellowbird is arguing with me that it is not their responsibility but it needs to be addressed. Can someone please assist?	Bush reached out to landscaping to look at the area
145	2025-09-10	Landscape	Pieslak	4833 white sanderling ct	Grass around pond and entire fence perimeter is over a foot high. I will wait 5 business days before submitting another complaint to the county code enforcement for failure to maintain lawn care.	Waiting on approval to get this done
144	2025-09-10	Field Manager	Faville	8941 Turnstone Haven Place	The vegetation growth around the pond behind our house has not been maintained properly. The growth is out of control, No weed whacking has taken place in weeks, and the last time they did weed whack they only did it behind the homes not the complete pond perimeter. If I could send pictures I would but I do not see anywhere on here to do that.	Bush reached out to landscaping to look at the area
143	2025-09-04	Aquatics	Upshaw	6321 Magnolia Park Blvd	The rear left corner of pond #9 (Lake Cherrywood) is severely overgrown and the water is completely covered in invasive vegetation. This has been reported several times since June.	Bush reached out to landscaping to look at the area
142	2025-08-13	Landscape	Stephenson	8417 Loblolly Pine Ct	Last year the hurricanes knocked over a couple trees that are in the CDD property into my yard. The crew came out and trimmed the trees but left the stumps. They told me they would be back soon to grind the stumps since they didn't have the equipment with them. It has almost been a full year and no stumps have been removed. Grass is growing over them and the they cause water to pool on my property when it rains. When will someone be out to take care of this?	Board is waiting to make decisions on replacing all fallen trees from hurricane. (Tree replacement options presented by ULS at April & May 2025 mtgs)

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
141	2025-08-12	Landscape	PROVEDEL	8709 Turnstone Shore Lane	Good afternoon! Would like to request the CDD to send a team to cut/trim (maintain) the area between my backyard and the preservation behind my house. According to the map the area appears to be responsibility of the CDD and lack of maintenance now has overgrown vegetation advancing into my property. Checked with HOA for maintenance and they informed the area is to be maintained by CDD. This was also discussed during CDD meeting on 8/12/2025. Thank you!	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
140	2025-07-24	Field Manager	Fight	8648 Turnstone Shore Lane	Good Morning, I am writing in reference to my backyard at 8648 Turnstone Shore Lane. The area behind my property and HOA Property is owned by CDD and has not been mowed since Hurricane Milton (Oct. 2024) the area is overgrown and tree debris from hurricane still remain. I have been the sole owner of this property for 14 years and this area has never been this overgrown or not maintained. Kindly advise if anything has changed over the past 14 years that CDD is no longer maintaining this area. While I understand it is part of conservation area, it is more than 6ft above the waterline and, again, has never been left in this condition in 14 years. It is not only an eye-sore for myself, but also my neighbors view, and imagine it depreciates the value of the home/neighborhood, as well as the overgrowth compromising the health of the large oak tree that is being hugged by weeds. I can provide photos via email, if requested. I look forward to hearing back from you soon.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
139	2025-07-22	Field Manager	Faville	8941 Turnstone Haven Place	I emailed you about the pond behind our house and it not being properly maintained. Today there was one person on a mower but only mowed one row. The weed whackers did not do the entire perimeter. Still no spraying for weeds, they are out of control. I was told by our people that I can report this to higher authorities.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
138	2025-07-08	Field Manager	Faville	8941 Turnstone Haven Place	Hello, we live on a pond in Magnolia Park West, 8941 Turnstone Haven Place. The weeds growing out of the water are out of control. They haven't been treated in months(we have cameras) The weeds on the ground haven't been weed whacked in a very long time, they are out of control. The mowing is very minimal, maybe one swipe it looks terrible back there. Could we please give our ponds some attention? Thanks, Elaine Faville	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
137	2025-07-03	Landscape	Rosario Medr	136 piave street	Hello, I am one of the homeowners of the address provided above. The tree that was planted in front of my property is falling. I would like to know who is responsible for replacing or replanting the tree? The homeowners or the CDD? If the CDD is responsible, then, what are the steps to request it? Thank you in advance for your help.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
133	2025-06-16	Landscape	Upshaw	6321 Magnolia Park Blvd	Please send someone to my home to address the overgrowth around the lake behind my home. The landscaping company contracted with Magnolia Park is refusing to maintain it and the CDD map shows the wetland conservation easement is 30 ft from the water's edge. I would like for this area to be measured and clearly identified for myself and the HOA because I am currently unable to use my back yard due to the amount of overgrowth. There is no maintenance happening well past 30 feet.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
131	2025-06-09	Landscape	Perez	5941 Sweet Birch Dr	Common ground areas behind north side of Sweet Birch Drive, behind houses and around pond, have not been mowed in weeks resulting in overgrown grass and shrubs around perimeter. Request area be mowed and kept on a regular schedule.	6/16 - ULS crew serviced
130	2025-06-05	Landscape	Diaz	5104 Fallen Leaf Dr	Hey I have serious concerns about some overgrown trees taking over my property line, they are supposed to be taken care of by the CDD, they haven't come for years. Please help before they destroy my house.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
129	2025-06-03	Landscape	Pabon-Harris	9110 Mountain Magnolia Dr	Hello. I live at 9110 mountain magnolia Dr in Magnolia Park South. For over a month the backyard grass has not been cut properly. The grass closer to the trees are being skipped completely and looks terrible. I was advised by the HOA manager that this now falls under the CDD, which is new information. When will the area be tended to? I am happy to provide pictures as necessary	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
128	2025-05-30	Landscape	Cullars	8514 Bassett Ct	Good evening, I have several tree stumps in the backyard outside of my property line that need to be removed. Due to past hurricanes, the trees were damaged and removed. However, the stumps were not. Please advise on removal. Thanks, Lisa	Board is waiting to make decisions on this. (Tree replacement options presented by ULS at April & May 2025 mtgs)
127	2025-05-28	Landscape	Jimenez	9013 Mountain Magnolia Dr	We were told by the EPC that the CDD is responsible for the fence line to the pond where our grass is very overgrown. They said the CDD needs to requests a permit (that has expired but the a new one is good for 3 years) to clean up the area. We have emailed and haven't heard back. This area has been maintained well for the past 6 years but over the past year left to over grow severely. If the CDD doesn't want to be responsible they can sign over the rights to us as the home owner to obtain the permit and we can maintain the area ourselves. Either way someone please get back with me. Thank you.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
126	2025-05-19	Aquatics	Jimenez	9013 Mountain Magnolia Dr	The grass near the pond is extremely high and hasn't been cut since last year. It needs to be cut. The landscaping company Yellowbird has told me they do not cut that area. Can you please help. It's almost 3 ft tall.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
125	2025-05-14	Landscape	Anello	9107 Mountain Magnolia Dr	This is a complaint. The cutting of grass around the main pond (aka, Lake Cherrywood) in Mag Park South is grossly inconsistent. Most of the pond is cut and maintained by the CDD. However, the northside shore is being inconsistently cut and presently being ignored. Turning the largest pond in Mag Park into an eye sore is a crime. The CDD needs to stop cutting around the pond entirely or keep it maintained uniformly. At the present, it feels like the landscaper is arbitrarily picking winners and losers. Ultimately, I think the map is wrong and is being misread.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
124	2025-05-12	Landscape	Janakiram	9023 Mountain Magnolia Dr	1. Backyard grass has to be mowed 2. Palm tree in the backyard needs to be trimmed and coiled plants has to be removed .	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
123	2025-05-12	Landscape	Green	9031 MOUNTAIN MAGNOLIA DR	Following up on our discussion at the meeting. Please confirm if the area by the lake behind my home is conservation land that can't be taken care of by the cdd. Thank you.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.



EXHIBIT 3





1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	11/04/2025 -
TECH(S)	Alex Kurth
JOB #	1077889320

CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

SERVICE LOCATION
Magnolia Park CDD Magnolia Park CDD 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Inspected all ponds to gain an understanding of the current conditions since contract award. Treated lakes 11, 12, 13, 16, 21, 25 & 26 for submerged vegetation and floating weeds. Hydrilla: Lakes 11, 12, 13, 16, and 21. Baby Tears: 25 Slender Spikerush: 21 and 26. Salvinia: 21 and 26.
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EXHIBIT 4





Cristi Cochran
ULS

NOVEMBER LANDSCAPE AUDIT

Magnolia Park CDD

Monday, November 3, 2025

Prepared For Board Of Supervisors

14 Issues Identified





ISSUE 1

Assigned To Board Of Supervisors

Pond 29 cleanup completed



ISSUE 2

Assigned To Board Of Supervisors

Pond 29 after cleanup



ISSUE 3

Assigned To Board Of Supervisors

Falkenburgh fence line clean up completed



ISSUE 4

Assigned To ULS

String trim along Falkenburgh fence line next mow cycle



ISSUE 5

Assigned To ULS

Remove all annuals next mow visit on November 10





ISSUE 6

Assigned To Board Of Supervisors

ULS trimmed back overgrowth along Falkenburgh West side fence line far enough to keep it maintained moving forward



ISSUE 7

Assigned To ULS

Shape holly trees Falkenburgh east side next visit



ISSUE 8

Assigned To ULS

Trim back overgrowth along Sweet Birch SW side



ISSUE 9

Assigned To Board Of Supervisors

Quote to flush cut dead Sabal will be submitted for consideration



ISSUE 10

Assigned To ULS

Detail S Magnolia Park center median next visit





ISSUE 11

Assigned To ULS

Trim back blue daze S Magnolia Park Blvd



ISSUE 12

Assigned To ULS

Prune brown from Juniper S Magnolia Blvd entrance



ISSUE 13

Assigned To Board Of Supervisors

NW side of Mag Park Blvd pruning completed



ISSUE 14

Assigned To ULS

Begin ornamental grass cutback this month



EXHIBIT 5





Proposal #195759

Date: 10/27/2025

PO #

Customer:

Property:

Magnolia Park CDD
5790 Magnolia Park Blvd.
Riverview, FL 33578

2025 Install Red & White Petunias

Provide Labor and Material to Remove Existing Flowers, Till Beds, Install Mix of 3600 Red & White Petunias Week of November 17, Check and Adjust Irrigation

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$6,428.57

By _____

Cristi Cochran

Date 10/27/2025

United Land Services

By _____

Date _____

Magnolia Park CDD

Property Improvements





EXHIBIT 6





Proposal #195848

Date: 11/4/2025

PO #

Customer:

Property:

Magnolia Park CDD
5790 Magnolia Park Blvd.
Riverview, FL 33578

2025 Install Pine Bark Mulch

Provide Labor and Material to Delivery & Install 475 Cubic Yards of Pine Bark at 2" Depth to All CDD Common Area Beds & Tree Rings

Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$33,928.57

By _____

Cristi Cochran

Date 11/4/2025 _____

United Land Services

By _____

Date _____

Magnolia Park CDD

Property Improvements





EXHIBIT 7





Proposal #197030

Date: 11/4/2025

PO #

Customer:

Property:

Magnolia Park CDD
5790 Magnolia Park Blvd.
Riverview, FL 33578

2025 Flush Cut Dead Sabal Palm

Provide Labor and Equipment to Flush Cut Dead Sabal in Magnolia Park S Entry Bed, Haul Debris



Services Billed Upon Completion

Description of Services	Total cost
Property Improvements	\$348.30

By _____

Cristi Cochran

Date 11/4/2025

United Land Services

By _____

Date _____

Magnolia Park CDD



Property Improvements





EXHIBIT 8

(to be distributed)



EXHIBIT 9



RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Magnolia Park Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within unincorporated Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	David Turner	November 2028
2	Jean Williams	November 2026
3	Vacant	November 2028
4	Robert Shannon	November 2026
5	Adelmarie Bones	November 2026

2. GENERAL ELECTION SEATS. Seat 2, currently held by Jean Williams, Seat 4, currently held by Robert Shannon, and Seat 5, currently held by Adelmarie Bones, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of November, 2025.

ATTEST:

**MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Magnolia Park Community Development District (the “**District**”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 601 E. Kennedy Boulevard, 16th Floor Phone (813) 367-8835. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 191.003, *Florida Statutes*. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Magnolia Park Community Development District has three (3) seats up for election, specifically Seats 2, 4, and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

EXHIBIT 10



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FIRST ORDER OF BUSINESS: Roll Call

Mr. Jeskewich called the meeting to order and conducted roll call.

Present and constituting a quorum were:

David Turner (S1)	Board Supervisor, Chair
Jean Williams (S2)	Board Supervisor, Assistant Secretary
Robert Shannon (S4)	Board Supervisor, Vice Chair
Adelmarie Bones (S5)	Board Supervisor, Assistant Secretary

Barry Jeskewich	District Manager, Vesta District Services
Tucker Mackie	District Counsel, Kutak Rock (<i>virtually</i>)
Greg Woodcock	District Engineer, Stantec (<i>virtually</i>)
Cristi Cochran	Account Manager, United Land Services
Thomas Mootz	United Land Services
Kyle Dubois	United Land Services
Dale Fisher	United Land Services

A. District Engineer Report – *Greg Woodcock, Stantec*

Mr. Woodcock noted that he had met with SWFWMD at a pre-application meeting related to the conservation area, and that noted had been received regarding a major modification to the permit. Mr. Woodcock also noted that Stantec had reached out to EPC, the Hillsborough County wetlands group, to request an additional pre-application meeting, but a date had not yet been sent.

Mr. Woodcock explained that the work with the County's Water Management District was for remediating erosion on the south side of the large wetland area by installing rip rap and applying to adjust the wetland setback line to allow for expanded maintenance with fewer of the restrictions associated with wetland designated areas. In response to a Board request for documentation, Mr. Woodcock noted that a report was done for every site visit, and he could send this report to the District Manager for distribution.

A resident expressed concerns about his property on Turnstore Shore Lane being by a lakefront that was washing away, particularly with storms like Hurricane Milton, and requested guidance from the CDD on addressing this.

FOURTH ORDER OF BUSINESS: Business Matters

A. Vendor Reports

1. Exhibit 1: Review of Magnolia Park CDD Website Maintenance Request Log Through 10/10

Mr. Bush noted that the staff responses and current actions for the newly submitted maintenance requests were included at the end of his report under Exhibit 11, and went over items that were awaiting approval.

2. Exhibit 2: Aquatic Maintenance – *Mitchell Hartwig, Solitude Lake Management*

A representative from Solitude Lake Management was not present at the meeting. Mr. Jeskewich noted that the new pond vendor would begin on-site work on November 1.

3. Exhibit 3: Landscape Maintenance – *Cristi Cochran, United Land Services*

Ms. Cochran introduced Mr. Dubois and Mr. Fisher to the Board, as United's Business Development Manager and Production Manager respectively, and gave an overview of plant bed control work and hedge detailing, adding that ornamental grass cutbacks would likely begin in late November.

a. Consideration of United Land Services Proposals:

i. Exhibit 4: Landscape and Irrigation Maintenance Service Agreement Renewal (*tabled from previous meeting*)

Mr. Mootz noted that annuals were not included in the renewal proposal, and that this resulted in a reduced monthly cost and allowed for an increased frequency of site visits.

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the United Land Services Landscape and Irrigation Maintenance Service Agreement Renewal for Fiscal Year 2025-2026, for the Magnolia Park Community Development District.

ii. Exhibit 5: Pre-approval Amount for United Landscape 2025 Hurricane & Storm Cleanup

Comments were made recalling that the Magnolia Park CDD Board had pre-approved a \$20,000 amount for storm cleanup purposes in 2024.

On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board approved the United Land Services 2025 Hurricane & Storm Cleanup Pre-Approval, in an amount not to exceed \$20,000.00, for the Magnolia Park Community Development District.

- iii. Exhibit 6: #182763 for One-time Clean-up of Pond 19 Perimeter (Designated Wetland/Conservation Area) - \$3,268.13 *(tabled from previous meeting)*

This item was tabled.

- iv. Exhibit 7: #187403 for Vegetation Removal Along Pond 29 Fence - \$8,157.33 *(tabled from previous meeting)*

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the United Land Services Vegetation Removal Along Pond 29 Fence Proposal, in the amount of \$8,157.33, for the Magnolia Park Community Development District.

- v. Exhibit 8: #186703 to Remove Overgrowth Along Falkenberg Fenceline - \$9,333.33 *(tabled from previous meeting)*

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the United Land Services Falkenberg Fenceline Overgrowth Removal Proposal, in the amount of \$9,333.33, for the Magnolia Park Community Development District.

- vi. Exhibit 9: #190888 to Repair Irrigation Issues Found During September 24 Inspection (Sheet Attached) - \$1,914.10

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the United Land Services Irrigation Repair Proposal, in the amount of \$1,914.10, for the Magnolia Park Community Development District.

- vii. Exhibit 10: #190885 to Trench and Install Exposed 2 Wire into Conduit Controller F by Bassett Court - \$1,289.10

Comments were made by United staff noting a number of issues with Clock F, and that a wire specialist would be on site October 14 as additional overcurrent issues were affecting both the CDD and HOA side. Additional comments were made noting that the proposed work would not actually involve trenching, and the conduit would be adhered to the walkway bridge.

On a MOTION by Mr. Turner, SECONDED by Ms. Bones, WITH ALL IN FAVOR, the Board approved the United Land Services Proposal for the Installation of Exposed 2 Wires into Conduit Controller F by Bassett Court, in the amount of \$1,289.10, for the Magnolia Park Community Development District.

Following the motion, additional items were walked on by Mr. Mootz with United Land Services. The first proposed scope of work was for labor, equipment, and debris hauling for a series of cutbacks for overgrowth by a mail kiosk adjacent to Lake 40, and approximately 20 crape myrtles further down by Pond 37, with staff suggesting that this could be handled in an amount not to exceed \$3,200.00.

There were no comments from the public on this walked-on proposal.

On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the United Land Services walked-on proposal for cutbacks throughout Sidewalk NE, Tree, and Overgrowth Along Pond 37, as presented, in an amount not to exceed \$3,200.00, for the Magnolia Park Community Development District.

Folloiwnng the motion, another scope of proposed work was described by Mr. Mootz for clearing out overgrowth along a fence adjacent to Pond 32 and hauling associated debris, in the amount of \$8,857.14.

There were no comments from the public on this walked-on proposal.

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the United Land Services walked-on proposal for overgrowth cleanout along the Pond 32 fenceline, as presented, in an amount not to exceed \$9,000.00, for the Magnolia Park Community Development District.

4. Exhibit 11: Field Operations Report – *Michael Bush, Vesta District Services*

Mr. Bush presented the Field Operations Report, outlining problem areas for pond fence work that would be cleaned up and fixed with quotes and approvals.

B. Discussion on District's Performance Measures/Standards

1. Exhibit 12: Review of FY 2025 Performance Measures/Standards

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board accepted the FY 2025 Performance Measures/Standards as completed and achieved, for Magnolia Park Community Development District.

2. Exhibit 13: Adoption of FY 2026 Performance Measures/Standards & Annual Reporting Form

On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board approved the FY 2026 Performance Measures/Standards & Annual Reporting Form, for Magnolia Park Community Development District.

FIFTH ORDER OF BUSINESS: Staff Reports 2

A. District Counsel – *Tucker Mackie, Kutak Rock*

Ms. Mackie noted that she had been discussing with the Community Association Manager and maintenance personnel from the HOA to work to bridge the relationship between the HOA and the CDD, and suggested that she could draft a memorandum to be sent through the HOA on behalf of Magnolia Park CDD as an explanation of the CDD's roles, responsibilities, and current initiatives. The Board expressed support for Counsel to move forward with drafting the memorandum in collaboration with Ms. Williams.

B. District Manager – *Barry Jeskewich, Vesta District Services*

SIXTH ORDER OF BUSINESS: Consent Agenda

161 On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board
162 approved Consent Agenda – items A & B as presented, for Magnolia Park Community
163 Development District.

□ David Turner, Chair

EXHIBIT 11



Magnolia Park Community Development District

Financial Statements (Unaudited)

*Period Ending
September 30, 2025*



Magnolia Park CDD
Balance Sheet
September 30, 2025

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,512,453	\$ -	\$ 1,512,453
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	48,534	48,534
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	-	-	-
11 Undeposited funds	-	-	-
12 Due From Other	-	-	-
13 Prepaid Items	346	-	346
14 Deposits	460	-	460
15 Total Assets	<u><u>\$ 1,513,259</u></u>	<u><u>\$ 56,034</u></u>	<u><u>\$ 1,569,294</u></u>
16 Liabilities:			
17 Accounts Payable	\$ 55,557	\$ -	55,557
18 Due to Other	-	-	-
19 Deferred Revenue	-	-	-
20 Total Liabilities	<u><u>55,557</u></u>	<u><u>-</u></u>	<u><u>55,557</u></u>
21 Fund Balance:			
22 Non-Spendable:			
23 Prepaid & Deposits	806	-	806
24 Assigned:			
25 Capital Reserves	560,785	-	560,785
26 Operating Capital	245,020	-	245,020
27 Unassigned	651,091	56,034	707,125
28 Total Fund Balance	<u><u>1,457,702</u></u>	<u><u>56,034</u></u>	<u><u>1,513,737</u></u>
29 Total Liabilities & Fund Balance	<u><u>\$ 1,513,259</u></u>	<u><u>\$ 56,034</u></u>	<u><u>\$ 1,569,294</u></u>



Magnolia Park
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2023 to September 30, 2025

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance +/-</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 596,569	\$ -	\$ 598,183	\$ 1,613	100.27%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 599,769	\$ -	\$ 598,183	\$ (1,587)	99.74%
6 Expenditures:					
7 Administrative					
8 Board of Supervisors	12,000	600	9,000	(3,000)	75.00%
9 Payroll Taxes	918	46	689	(230)	75.00%
10 Payroll Services	650	50	550	(100)	84.62%
11 Management Consulting Services	36,745	3,062	36,745	(0)	100.00%
12 General Administrative	4,326	361	4,326	-	100.00%
13 Miscellaneous & Contingency	2,293	-	-	(2,293)	0.00%
14 Assessment Administration	6,736	561	6,736	(0)	100.00%
15 Auditing	3,500	270	3,691	191	105.45%
16 Insurance - Liability, Property & Casualty	13,000	-	11,365	(1,635)	87.42%
17 Regulatory & Permit Fees	175	-	180	5	102.65%
18 Legal advertisements	1,000	-	763	(237)	76.35%
19 Engineering Services	6,500	3,789	24,316	17,816	374.09%
20 Legal Services	19,000	-	9,421	(9,579)	49.58%
21 Postage & Freight (Mass Mailing)	1,500	-	28	(1,472)	1.86%
22 Website	2,075	1,607	4,098	2,023	197.52%
23 Meeting Room	1,500	369	2,946	1,446	196.40%
24 Total Administrative	111,918	10,715	114,854	2,936	102.62%
25 Debt Service Administration					
26 Trustee Fees	4,149	-	4,148	(1)	99.99%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	-	2,704	(541)	83.33%
29 Total Debt Service Administration	8,044	-	6,853	(1,191)	85.19%
30 Field Operations					
31 Electricity General	3,000	97	1,712	(1,288)	57.07%
32 Water	180	-	-	(180)	0.00%
33 Streetlights	19,022	1,927	23,064	4,042	121.25%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	30,000	4,272	44,096	14,096	146.99%
36 Pond & Lake Maintenance - Special Services	30,000	-	-	(30,000)	0.00%
37 Irrigation Maintenance	5,000	-	12,378	7,378	2.48
38 Landscape Maintenance	200,000	15,807	190,906	(9,094)	95.45%
39 Landscape Replenishment	10,000	-	45,151	35,151	451.51%
40 Landscape Extra Projects	12,500	-	1,811	(10,689)	14.49%
41 Tree Trimming	1,715	-	1,395	(321)	81.31%



42	Field Contingency	12,000	-	53,984	41,984	449.86%
43	Renewal & Replacement Reserve	154,790	-	-	(154,790)	0.00%
44	Total Field Operations	<u>479,807</u>	<u>22,103</u>	<u>374,497</u>	<u>(105,310)</u>	78.05%
45	Total Expenditures	<u>\$ 599,769</u>	<u>\$ 32,818</u>	<u>\$ 496,204</u>	<u>\$ (103,565)</u>	82.73%
46	Excess of Revenues Over (Under) Expenditures		\$ (32,818)	\$ 101,979		
47	Other Financing Sources (Uses)					
48	Transfer In			-		
49	Transfer Out			-		
50	Total Other Financing Sources (Uses)			<u>\$ -</u>		
51	Fund Balance - Beginning			1,355,723		
52	Fund Balance - Ending			<u>\$ 1,457,702</u>		



Magnolia Park
Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2023 to September 30, 2025

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 104,001	\$ 281
3 Interest	-	1,976	1,976
4 Total Revenues	<u><u>\$ 103,720</u></u>	<u><u>\$ 105,976</u></u>	<u><u>\$ 2,256</u></u>
5 Expenditures:			
6 Debt Service Requirement			
7 May 1, 2025			
8 Interest	22,413	22,413	(1)
9 Principal	57,000	57,000	-
10 November 1, 2025			
11 Interest	21,700	22,413	713
12 Total Expenditures	<u><u>\$ 101,113</u></u>	<u><u>\$ 101,825</u></u>	<u><u>\$ 712</u></u>
13 Excess of Revenues Over (Under) Expenditures	\$ 2,607	\$ 4,151	
14 Other Financing Sources (Uses)			
15 Transfer In		-	
16 Transfer Out		-	
17 Total Other Financing Sources (Uses)		<u><u>\$ -</u></u>	
18 Fund Balance - Beginning		51,883	
19 Fund Balance - Ending		<u><u>\$ 56,034</u></u>	



Magnolia Park CDD
Check Register
FY2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2023		Balance Forward				\$ 1,370,320.55
10/01/2024	01ACH100124	TECO	Faulkenburg/Progress 08.02.24 to 09.03.24		963.88	1,369,356.67
10/01/2024	02ACH100124	TECO	Magnolia Park Blvd PH F 08.02.24-09.03.24		997.24	1,368,359.43
10/07/2024	01ACH100724	Google Services	Monthly services		43.20	1,368,316.23
10/21/2024	100222	Kutak Rock LLP	Invoice: 3454242 (Reference: General Counsel.)		640.00	1,367,676.23
10/21/2024	100223	Solitude Lake Management	Invoice: PSI107250 (Reference: Wetland Management.)		1,040.00	1,366,636.23
10/21/2024	100224	VESTA DISTRICT SERVICES	Invoice: 422540 (Reference: Management Fees Oct 24.)		4,296.00	1,362,340.23
10/21/2024	100225	United Land Services	Invoice: 106005 (Reference: Landscape Maintenance.) Invoice: 110546 (Reference: Replaced stuc...		17,261.02	1,345,079.21
10/21/2024	100226	SchoolNow	Invoice: INV-SN-295 (Reference: Website Hosting.)		1,552.50	1,343,526.71
10/22/2024	1778	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/24 - 10/1/25 Policy #100124768		11,365.00	1,332,161.71
10/28/2024	01ACH102824	TECO	6510 Falkenburg Rd 08.31.24 - 10.01.24		125.75	1,332,035.96
10/29/2024	01ACH102924	TECO	Magnolia Park Blvd PH F 09.04.24-10.02.24		997.24	1,331,038.72
10/29/2024	02ACH102924	TECO	Faulkenburg/Progress 09.04.24-10.02.24		963.88	1,330,074.84
10/29/2024	100227	Kutak Rock LLP	Invoice: 3467782 (Reference: Legal Service 9.24.)		736.00	1,329,338.84
10/29/2024	100228	Stantec Consulting Services, Inc	Invoice: 2297362 (Reference: General Consulting.)		355.00	1,328,983.84
10/31/2024			Deposit	5,752.04		1,334,735.88
10/31/2024				5,752.04	41,336.71	1,334,735.88
11/5/2024	01ACH110524	Google Services	Monthly services		43.20	1,334,692.68
11/6/2024			Deposit	2,713.42		1,337,406.10
11/8/2024	100229	Solitude Lake Management	Invoice: PSI114659 (Reference: Lake Maintenance 10.24.)		3,068.00	1,334,338.10
11/8/2024	100230	United Land Services	Invoice: 113807 (Reference: Landscape Maint. October 2024.)		15,790.00	1,318,548.10
11/11/2024	1779	Adelmarie Bones	BOS MTG 4/8/24		184.70	1,318,363.40
11/15/2024			Deposit	8,161.68		1,326,525.08
11/22/2024			Deposit	6,488.05		1,333,013.13
11/22/2024	112224ACH1	Adelmarie Bones	BOS MTG 11/12/24		184.70	1,332,828.43
11/22/2024	112224ACH2	DAVID TURNER	BOS MTG 11/12/24		184.70	1,332,643.73
11/22/2024	112224ACH3	Engage Peo	BOS MTG 11/12/24		172.40	1,332,471.33
11/22/2024	112224ACH4	Jean Williams	BOS MTG 11/12/24		184.70	1,332,286.63
11/22/2024	112224ACH5	Robert Shannon	BOS MTG 11/12/24		184.70	1,332,101.93
11/25/2024	1780	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2024/2025 Special District Invoice Fee/Update Form		175.00	1,331,926.93
11/25/2024	100231	VESTA DISTRICT SERVICES	Invoice: 423021 (Reference: Monthly DM Fees - Nov 2024.) Invoice: 422945 (Reference: Billable...		4,325.33	1,327,601.60
11/25/2024	100232	Stantec Consulting Services, Inc	Invoice: 2308914 (Reference: General Consulting October 2024.)		1,953.75	1,325,647.85
11/30/2024				17,363.15	26,451.18	1,325,647.85
12/02/2024	01ACH120224	TECO	6510 Falkenburg Rd 10.02.24 - 10.31.24		38.10	1,325,609.75
12/03/2024	01ACH120324	TECO	Magnolia Park Blvd PH F 10.03.24 - 11.01.24		997.24	1,324,612.51
12/03/2024	02ACH120324	TECO	Faulkenburg/Progress 10.03.24 - 11.01.24		963.88	1,323,648.63
12/03/2024			Deposit	11,914.02		1,335,562.65
12/05/2024	01ACH120524	Google Services	Monthly services		43.20	1,335,519.45
12/06/2024			Deposit	438,934.03		1,774,453.48
12/11/2024	1781	US BANK	Trustee Fees - FY 11/01/24-10/31/25		4,148.38	1,770,305.10
12/12/2024	100233	VESTA DISTRICT SERVICES	Invoice: 423472 (Reference: Monthly DM Fees - Dec 2024.) Invoice: 423565 (Reference: Billable...		4,479.00	1,765,826.10
12/12/2024	100234	Business Observer	Invoice: 24-03478H (Reference: Legal Advertising.)		59.06	1,765,767.04
12/12/2024	100235	Solitude Lake Management	Invoice: PSI122339 (Reference: Lake Watch 11/24.) Invoice: PSI129012 (Reference: Wetland Mana...		8,424.00	1,757,343.04
12/12/2024	100236	Stantec Consulting Services, Inc	Invoice: 2322737 (Reference: General Counsel thru 11/30/24.)		2,774.56	1,754,568.48
12/12/2024	100237	United Land Services	Invoice: 116724 (Reference: Elevate Tree.) Invoice: 116726 (Reference: Flush Cut 2 Sabal Palm...		22,578.59	1,731,989.89
12/13/2024	100238	United Land Services	Invoice: 117059 (Reference: Hurricane Clean up oct 24 Remove 85 trees.)		22,150.00	1,709,839.89
12/13/2024	121324ACH1	DAVID TURNER	BOS MTG 12/09/24		184.70	1,709,655.19
12/13/2024	121324ACH2	Engage Peo	BOS MTG 12/09/24		172.40	1,709,482.79
12/13/2024	121324ACH3	Jean Williams	BOS MTG 12/09/24		184.70	1,709,298.09
12/13/2024	79	Matthew J. Zurcher	BOS MTG 12/09/24		184.70	1,709,113.39
12/13/2024	121324ACH4	Robert Shannon	BOS MTG 12/09/24		184.70	1,708,928.69
12/17/2024			Deposit	52,359.24		1,761,287.93
12/23/2024	100239	United Land Services	Invoice: 125781 (Reference: Grind 63 Tree Stumps & Haul Away Shavings 12.16.24.)		11,428.57	1,749,859.36
12/30/2024	100240	Kutak Rock LLP	Invoice: 3501397 (Reference: Legal Service October & November 2024.)		1,024.00	1,748,835.36
12/31/2024	01ACH123124	TECO	Magnolia Park Blvd PH F 11.02.24 - 12.03.24		997.24	1,747,838.12
12/31/2024	02ACH123124	TECO	6510 Falkenburg Rd 11.01.24 - 12.02.24		404.72	1,747,433.40
12/31/2024	03ACH123124	TECO	Faulkenburg/Progress 11.02.24 - 12.03.24		963.88	1,746,469.52

12/31/2024				503,207.29 #	82,385.62	1,746,469.52
01/03/2025	1783	American Power Washing	Yellow Curb Striping		4,200.00	1,742,269.52
01/03/2025	100241	United Land Services	Invoice: 124841 (Reference: Landscape Maintenance Dec 2024.)		15,790.00	1,726,479.52
01/06/2025	ACH010625	Google Services	Monthly services		43.20	1,726,436.32
01/07/2025			Deposit	151,614.08		1,878,050.40
01/08/2025	100242	VESTA DISTRICT SERVICES	Invoice: 424084 (Reference: Monthly DM Fees - Jan 2025.)		4,296.00	1,873,754.40
01/08/2025	100243	Business Observer	Invoice: 25-00014H (Reference: Legal Advertising.)		56.88	1,873,697.52
01/08/2025	100244	United Land Services	Invoice: 127268 (Reference: December 2024 Irrigation Repairs.)		477.85	1,873,219.67
01/14/2025	100245	Stantec Consulting Services, Inc	Invoice: 2335680 (Reference: 2025 FY General Consulting - Dec 2024.)		1,200.25	1,872,019.42
01/15/2025	100246	VESTA DISTRICT SERVICES	Invoice: 424191 (Reference: Billable Expenses - Dec 2024.)		183.00	1,871,836.42
01/17/2025	100247	Big Dog Fence Inc.	Invoice: 241209-B-DI (Reference: Fencing Install - Deposit.)		10,696.00	1,861,140.42
01/28/2025	100248	United Land Services	Invoice: 130051 (Reference: Removal of Excess Overgrowth.) Invoice: 130056 (Reference: Remove...		3,567.11	1,857,573.31
01/31/2025	01ACH013125	TECO	Magnolia Park Blvd PH F 12.03.24 - 01.02.25		964.72	1,856,608.59
01/31/2025	02ACH013125	TECO	Faulkenburg/Progress 12.03.24 - 01.02.24		892.74	1,855,715.85
01/31/2025	03ACH013125	TECO	6510 Falkenburg Rd 12.03.24 - 01.02.25		22.48	1,855,693.37
01/31/2025	100249	Business Observer	Invoice: 25-00291H (Reference: Legal Advertising.)		56.88	1,855,636.49
01/31/2025	100250	Kutak Rock LLP	Invoice: 3514424 (Reference: General Counsel Dec 24.)		736.00	1,854,900.49
01/31/2025			Deposit	865.62		1,855,766.11
01/31/2025				152,479.70	43,183.11	1,855,766.11
02/04/2025	100251	United Land Services	Invoice: 129025 (Reference: Landscape Maintenance January 2025.)		15,790.00	1,839,976.11
02/04/2025	100252	Solitude Lake Management	Invoice: PSI135470 (Reference: Lake Maintenance January 2025.)		3,068.00	1,836,908.11
02/05/2025	01ACH020525	Google Services	Monthly services		43.20	1,836,864.91
02/07/2025			Deposit	9,688.10		1,846,553.01
02/10/2025	100253	VESTA DISTRICT SERVICES	Invoice: 424718 (Reference: Monthly DM Fees - Feb 2025.)		4,296.00	1,842,257.01
02/10/2025	100254	Stantec Consulting Services, Inc	Invoice: 2350290 (Reference: 2025 FY General Consulting - Jan 2025.)		609.00	1,841,648.01
02/14/2025	021425PR1	Adelmarie Bones	BOS MTG 1/13/25		184.70	1,841,463.31
02/14/2025	021425PR2	DAVID TURNER	BOS MTG 1/13/25		184.70	1,841,278.61
02/14/2025	021425PR3	Engage Peo	BOS MTG 1/13/25		203.00	1,841,075.61
02/14/2025	021425PR4	Jean Williams	BOS MTG 1/13/25		184.70	1,840,890.91
02/14/2025	81	Matthew J. Zurcher	BOS MTG 1/13/25		184.70	1,840,706.21
02/14/2025	021425PR5	Robert Shannon	BOS MTG 1/13/25		184.70	1,840,521.51
02/14/2025	021425PR6	Adelmarie Bones	BOS MTG 2/10/25		184.70	1,840,336.81
02/14/2025	021425PR7	DAVID TURNER	BOS MTG 2/10/25		184.70	1,840,152.11
02/14/2025	021425PR8	Engage Peo	BOS MTG 2/10/25		203.00	1,839,949.11
02/14/2025	021425PR9	Jean Williams	BOS MTG 2/10/25		184.70	1,839,764.41
02/14/2025	80	Matthew J. Zurcher	BOS MTG 2/10/25		184.70	1,839,579.71
02/14/2025	021425PR10	Robert Shannon	BOS MTG 2/10/25		184.70	1,839,395.01
02/19/2025	100255	VESTA DISTRICT SERVICES	Invoice: 424850 (Reference: Billable Expenses - Jan 2025.)		565.02	1,838,829.99
02/28/2025	01ACH022825	TECO	6510 Falkenburg Rd 01.03.25 - 01.31.25		124.29	1,838,705.70
02/28/2025				9,688.10	26,748.51	1,838,705.70
03/03/2025	100256	United Land Services	Invoice: 134409 (Reference: Landscape Maintenance Feb 2025.)		15,790.00	1,822,915.70
03/03/2025	100257	Business Observer	Invoice: 25-00553H (Reference: Legal Advertising.)		56.88	1,822,858.82
03/03/2025	100258	Solitude Lake Management	Invoice: PSI141468 (Reference: Lake Maintenance - Feb 2025.)		3,068.00	1,819,790.82
03/03/2025	100259	VESTA DISTRICT SERVICES	Invoice: 424945 (Reference: Management Fees Mar 25.)		4,296.00	1,815,494.82
03/03/2025	01ACH030325	TECO	Magnolia Park Blvd PH F 01.04.25 - 02.03.25		964.72	1,814,530.10
03/03/2025	02ACH030325	TECO	Faulkenburg/Progress 01.04.25 - 02.03.25		928.14	1,813,601.96
03/05/2025	01ACH030525	Google Services	Monthly services		43.20	1,813,558.76
03/07/2025	100260	United Land Services	Invoice: 137177 (Reference: cut back overgrowth at pond.) Invoice: 137182 (Reference: clear a...		9,398.58	1,804,160.18
03/07/2025	100261	Kutak Rock LLP	Invoice: 3535108 (Reference: general counsel jan25.)		1,276.50	1,802,883.68
03/10/2025			Deposit	3,084.98		1,805,968.66
03/11/2025	100262	Big Dog Fence Inc.	Invoice: 133936 (Reference: Fence repair/Replace- Balance.)		2,154.00	1,803,814.66
03/11/2025	100263	Stantec Consulting Services, Inc	Invoice: 2364237 (Reference: General Consulting 2025FY.)		3,738.54	1,800,076.12
03/13/2025	100264	VESTA DISTRICT SERVICES	Invoice: 425360 (Reference: Billable Expenses - Feb 2025.)		394.89	1,799,681.23
03/13/2025	100265	Romaner Graphics	Invoice: 22589 (Reference: Private Property signs installed on u-channel posts.)		510.00	1,799,171.23
03/21/2025	032125BOS1	Adelmarie Bones	BOS MTG 3/10/25		184.70	1,798,986.53
03/21/2025	032125BOS2	DAVID TURNER	BOS MTG 3/10/25		184.70	1,798,801.83
03/21/2025	032125BOS3	Engage Peo	BOS MTG 3/10/25		172.40	1,798,629.43
03/21/2025	032125BOS4	Jean Williams	BOS MTG 3/10/25		184.70	1,798,444.73
03/21/2025	82	Matthew J. Zurcher	BOS MTG 3/10/25		184.70	1,798,260.03
03/24/2025	100266	DIBARTOLOMEO, McBEE, HARTLEY, & B	Invoice: 90108431 (Reference: Audit Services thru September 2024.)		3,150.00	1,795,110.03
03/26/2025	1784	US Bank Tax Distribution	Tax Distribution Series 2020		101,844.20	1,693,265.83
03/28/2025	100267	Business Observer	Invoice: 25-00882H (Reference: Notice of Board of Supervisors workshop.)		70.00	1,693,195.83

03/28/2025	01ACH032825	TECO	6510 Falkenburg Rd 02.01.25- 03.03.25		141.57	1,693,054.26
03/31/2025				3,084.98	148,736.42	1,693,054.26
04/01/2025	100268	United Land Services	Invoice: 138393 (Reference: Landscape maintenance march25.)		15,790.00	1,677,264.26
04/01/2025	100269	Solitude Lake Management	Invoice: PSI147565 (Reference: annual Maintenance.) Invoice: PSI147582 (Reference: annual Mai...		4,108.00	1,673,156.26
04/01/2025	100270	VESTA DISTRICT SERVICES	Invoice: 425421 (Reference: Monthly Management Apr25.)		4,296.00	1,668,860.26
04/01/2025	01ACH040125	TECO	Faulkenburg/Progress 02.04.25- 03.04.25		937.69	1,667,922.57
04/01/2025	02ACH040125	TECO	Magnolia Park Blvd PH F 02.04.25- 03.04.25		973.01	1,666,949.56
04/07/2025	100271	Stantec Consulting Services, Inc	Invoice: 2377743 (Reference: Engineering service.)		1,604.00	1,665,345.56
04/07/2025			Deposit	10,649.13		1,675,994.69
04/07/2025	01ACH040725	Google Services	Monthly services		43.20	1,675,951.49
04/09/2025	100272	Kutak Rock LLP	Invoice: 3550745 (Reference: Professional legal services rendered.)		715.50	1,675,235.99
04/14/2025	100273	VESTA DISTRICT SERVICES	Invoice: 425910 (Reference: meeting at Hilton garden inn.)		369.02	1,674,866.97
04/25/2025	042525BOS1	DAVID TURNER	BOS MTG 4/14/25		184.70	1,674,682.27
04/25/2025	042525BOS2	Engage Peo	BOS MTG 4/14/25		172.40	1,674,509.87
04/25/2025	042525BOS3	Jean Williams	BOS MTG 4/14/25		184.70	1,674,325.17
04/25/2025	83	Matthew J. Zurcher	BOS MTG 4/14/25		184.70	1,674,140.47
04/25/2025	042525BOS4	Robert Shannon	BOS MTG 4/14/25		184.70	1,673,955.77
04/25/2025			Deposit	204.70		1,674,160.47
04/29/2025	01ACH042925	TECO	6510 Falkenburg Rd 03.04.25- 04.01.25		151.97	1,674,008.50
04/30/2025	01ACH043025	TECO	Magnolia Park Blvd PH F 03.05.25- 04.02.25		969.53	1,673,038.97
04/30/2025	02ACH043025	TECO	Faulkenburg/Progress 03.05.25- 04.02.25		937.69	1,672,101.28
04/30/2025				10,853.83	31,806.81	1,672,101.28
05/05/2025	100274	Solitude Lake Management	Invoice: PSI154386 (Reference: annual Maintenance Apr25.)		3,068.00	1,669,033.28
05/05/2025	100275	United Land Services	Invoice: 144402 (Reference: Landscape maintenance Apr25.)		15,790.00	1,653,243.28
05/05/2025	100276	VESTA DISTRICT SERVICES	Invoice: 425997 (Reference: Monthly contracted management fees May25.)		4,296.00	1,648,947.28
05/05/2025	01ACH050525	Google Services	Monthly services		43.20	1,648,904.08
05/06/2025	100277	Business Observer	Invoice: 25-01228H (Reference: Notice of Board of Supervisors meeting.)		70.00	1,648,834.08
05/06/2025	100278	Kutak Rock LLP	Invoice: 3555790 (Reference: Professional legal services rendered.)		801.00	1,648,033.08
05/07/2025			Deposit	1,202.39		1,649,235.47
05/15/2025	100279	VESTA DISTRICT SERVICES	Invoice: 426664 (Reference: Billable Expenses - Apr 2025.)		382.82	1,648,852.65
05/22/2025	100280	Stantec Consulting Services, Inc	Invoice: 2397458 (Reference: 2025 FY General Consulting.)		220.00	1,648,632.65
05/23/2025	052325BOS1	Adelmarie Bones	BOS MTG 5/12/25		184.70	1,648,447.95
05/23/2025	052325BOS2	DAVID TURNER	BOS MTG 5/12/25		184.70	1,648,263.25
05/23/2025	052325BOS3	Engage Peo	BOS MTG 5/12/25		203.00	1,648,060.25
05/23/2025	052325BOS4	Jean Williams	BOS MTG 5/12/25		184.70	1,647,875.55
05/23/2025	84	Matthew J. Zurcher	BOS MTG 5/12/25		184.70	1,647,690.85
05/23/2025	052325BOS5	Robert Shannon	BOS MTG 5/12/25		184.70	1,647,506.15
05/27/2025	100281	United Land Services	Invoice: 151695 (Reference: Labor to Flush Cut 2 Leaning Trees and Dump Fee.)		1,394.50	1,646,111.65
05/29/2025	01ACH052925	TECO	6510 Falkenburg Rd 04.02.25- 05.01.25		151.34	1,645,960.31
05/30/2025	01ACH053025	TECO	Faulkenburg/Progress 04.03.25- 05.02.25		937.69	1,645,022.62
05/30/2025	02ACH053025	TECO	Magnolia Park Blvd PH F 04.03.25- 05.02.25		967.01	1,644,055.61
05/30/2025				1,202.39	29,248.06	1,644,055.61
06/04/2025	100282	Business Observer	Invoice: 25-01526H (Reference: Notice of Board of Supervisors Meeting.)		70.00	1,643,985.61
06/04/2025	100283	Solitude Lake Management	Invoice: PSI162212 (Reference: annual Maintenance May25.) Invoice: PSI177878 (Reference: annu...		4,149.60	1,639,836.01
06/04/2025	100284	United Land Services	Invoice: 150112 (Reference: Magnolia Park CDD Landscape Maintenance May 2025.)		15,790.00	1,624,046.01
06/04/2025	100285	VESTA DISTRICT SERVICES	Invoice: 426749 (Reference: Monthly contracted management fees June25.)		4,296.00	1,619,750.01
06/05/2025	01ACH060525	Google Services	Monthly services		43.20	1,619,706.81
06/09/2025			Deposit	915.38		1,620,622.19
06/10/2025	100286	VESTA DISTRICT SERVICES	Invoice: 427140 (Reference: Billable Expenses - MAY 25.)		53.48	1,620,568.71
06/10/2025	100287	Kutak Rock LLP	Invoice: 3579940 (Reference: Professional Legal Services Rendered.)		1,751.50	1,618,817.21
06/10/2025	100288	Stantec Consulting Services, Inc	Invoice: 2405991 (Reference: 2025 FY General Consulting.)		270.02	1,618,547.19
06/16/2025	100289	United Land Services	Invoice: 154344 (Reference: Controller E Repairs - Damage By Spectrum 5/30/2025.) Invoice: 15...		5,048.78	1,613,498.41
06/18/2025			Deposit	4,209.77		1,617,708.18
06/27/2025	062725BOS1	DAVID TURNER	BOS MTG 6/9/25		184.70	1,617,523.48
06/27/2025	062725BOS2	Engage Peo	BOS MTG 6/9/25		172.40	1,617,351.08
06/27/2025	062725BOS3	Jean Williams	BOS MTG 6/9/25		184.70	1,617,166.38
06/27/2025	85	Matthew J. Zurcher	BOS MTG 6/9/25		184.70	1,616,981.68
06/27/2025	062725BOS4	Robert Shannon	BOS MTG 6/9/25		184.70	1,616,796.98
06/30/2025	100290	Kutak Rock LLP	Invoice: 3583038 (Reference: Professional legal services rendered.)		582.00	1,616,214.98
06/30/2025	100291	Solitude Lake Management	Invoice: PSI177775 (Reference: annual Maintenance JUN25- Wetland 1 & 2.) Invoice: PSI177763 (...)		4,488.64	1,611,726.34
06/30/2025	100292	United Land Services	Invoice: 155523 (Reference: Monthly Landscape Maintenance June 2025.)		15,790.00	1,595,936.34
06/30/2025	01ACH063025	TECO	6510 Falkenburg Rd 05.02.25- 06.02.25		180.31	1,595,756.03

06/30/2025				5,125.15	53,424.73	1,595,756.03
07/01/2025	01ACH070125	TECO	Magnolia Park Blvd PH F 05.03.25- 06.03.25		978.15	1,594,777.88
07/01/2025	02ACH070125	TECO	Faulkenburg/Progress 05.03.25- 06.03.25		948.88	1,593,829.00
07/03/2025	100293	Stantec Consulting Services, Inc	Invoice: 2418292 (Reference: 2025 FY General Consulting.)		384.00	1,593,445.00
07/07/2025	01ACH070725	Google Services	Monthly services		43.20	1,593,401.80
07/08/2025	100294	VESTA DISTRICT SERVICES	Invoice: 427211 (Reference: Monthly contracted management.)		4,296.00	1,589,105.80
07/14/2025	100295	Business Observer	Invoice: 25-01966H (Reference: Notice of Public Hearing and Board of Supervisors Meeting 8/11/25...		183.76	1,588,922.04
07/17/2025			Deposit	44.14		1,588,966.18
07/25/2025	072525ACH	Adelmarie Bones	BOS MTG 6/14/25		184.70	1,588,781.48
07/25/2025	072525ACH1	DAVID TURNER	BOS MTG 6/14/25		184.70	1,588,596.78
07/25/2025	072525ACH3	Engage Peo	BOS MTG 6/14/25		172.40	1,588,424.38
07/25/2025	072525ACH2	Jean Williams	BOS MTG 6/14/25		184.70	1,588,239.68
07/25/2025	86	Matthew J. Zurcher	BOS MTG 6/14/25		184.70	1,588,054.98
07/30/2025	01ACH073025	TECO	6510 Falkenburg Rd 06.03.25- 07.01.25		135.40	1,587,919.58
07/31/2025	01ACH073125	TECO	Faulkenburg/Progress 06.04.25- 07.02.25		948.88	1,586,970.70
07/31/2025	02ACH073125	TECO	Magnolia Park Blvd PH F 06.04.25- 07.02.25		978.15	1,585,992.55
07/31/2025	100296	United Land Services	Invoice: 160241 (Reference: Job #134112 - Magnolia Park CDD Landscape Maintenance July 2025.)		15,790.00	1,570,202.55
07/31/2025	100297	Business Observer	Invoice: 25-01832H (Reference: Notice of Board of Supervisors Meeting 7/14/25.)		70.00	1,570,132.55
07/31/2025	100298	Solitude Lake Management	Invoice: PSI186052 (Reference: annual Maintenance July25.)		3,190.72	1,566,941.83
07/31/2025				10,250.30	84,427.69	1,566,941.83
8/4/2025	100299	United Land Services	Invoice: 163152 (Reference: Job #174297 - Magnolia Park CDD - June Irrigation Repairs.)		850	1,566,091.83
8/5/2025	01ACH080525	Google Services	Monthly services		48.53	1,566,043.30
8/18/2025	100300	VESTA DISTRICT SERVICES	Invoice: 428113 (Reference: Management Fees Aug 25.)		4,296.00	1,561,747.30
8/20/2025	100301	Stantec Consulting Services, Inc	Invoice: 2438144 (Reference: General Counsel July 25.)		7,772.95	1,553,974.35
8/20/2025	100302	VESTA DISTRICT SERVICES	Invoice: 428051 (Reference: Billable Expenses - Jul 2025.)		369	1,553,605.35
8/21/2025	1785	US Bank Tax Distribution	Tax Distribution Series 2020		3,008.20	1,550,597.15
8/21/2025	100303	Kutak Rock LLP	Invoice: 3611344 (Reference: Legal services June 25.)		1,261.50	1,549,335.65
8/22/2025	082225BOS1	DAVID TURNER	BOS MTG 8/11/25		184.7	1,549,150.95
8/22/2025	082225BOS2	Engage Peo	BOS MTG 8/11/25		141.8	1,549,009.15
8/22/2025	082225BOS3	Jean Williams	BOS MTG 8/11/25		184.7	1,548,824.45
8/22/2025	082225BOS4	Robert Shannon	BOS MTG 8/11/25		184.7	1,548,639.75
8/26/2025	100304	Finn Outdoor	Invoice: 2933 (Reference: Erosion/Pond Bank Restoration.)		31,350.00	1,517,289.75
8/28/2025	01ACH082825	TECO	6510 Falkenburg Rd 07.02.25- 07.31.25		139.13	1,517,150.62
8/29/2025	01ACH082925	TECO	Faulkenburg/Progress 07.03.25- 08.01.25		948.88	1,516,201.74
8/29/2025	02ACH082925	TECO	Magnolia Park Blvd PH F 07.03.25- 08.01.25		978.15	1,515,223.59
08/31/2025				0.00	51,718.24	1,515,223.59
9/5/2025	01ACH090525	Google Services	Monthly services		50.4	1,515,173.19
9/17/2025	091725BOS1	DAVID TURNER	BOS MTG 9/8/25		184.7	1,514,988.49
9/17/2025	091725BOS2	Engage Peo	BOS MTG 9/8/25		141.80	1,514,846.69
9/17/2025	091725BOS3	Jean Williams	BOS MTG 9/8/25		184.70	1,514,661.99
9/17/2025	091725BOS4	Robert Shannon	BOS MTG 9/8/25		184.7	1,514,477.29
9/29/2025	01ACH092925	TECO	6510 Falkenburg Rd 08.01.25- 08.29.25		97.00	1,514,380.29
9/30/2025	01ACH093025	TECO	Magnolia Park Blvd PH F 08.02.25- 09.02.25		978.15	1,513,402.14
9/30/2025	02ACH093025	TECO	Faulkenburg/Progress 08.02.25-09.02.25		948.88	1,512,453.26
09/30/2025				0.00	2,770.33	1,512,453.26