

**MAGNOLIA PARK  
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Monday, December 8, 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](mailto:cdimaculangan@vestapropertyservices.com)*

**I. Roll Call**

**II. Staff Reports 1**

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

**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 12/01 [Exhibit 1](#)
2. Aquatic Maintenance Services Report (11/17 and 11/24) – *Premier Lakes* [Exhibit 2](#)
3. Landscape Maintenance – *Cristi Cochran, United Land Services* [Exhibit 3](#)
  - a. Consideration of United Land Services Proposals (if any):
    - i. #195848 for Installation of Pine Bark Mulch at Common Area Beds and Tree Rings - \$33,928.57 *(tabled from previous meeting)* [Exhibit 4](#)
    - ii. Presentation of Specification Options for Magnolia Park Tree Replacement [Exhibit 5](#)
4. Field Operations Report – *Michael Bush, Vesta District Services* [Exhibit 6](#)

**V. Staff Reports 2**

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

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

**VI. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 10, 2025 [Exhibit 7](#)
- B. Consideration and Acceptance of the October 2025 Unaudited Financial Report [Exhibit 8](#)
- C. Ratification of Approved United Land Services Proposal #204184 for Installing a Node Controller for Controller G - \$400.00 [Exhibit 9](#)

**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, January 12, 2026**

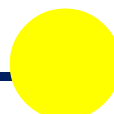
*Hilton Garden Inn Tampa Riverview Brandon  
4328 Garden Vista Drive, Riverview, FL 33578*

**X. Action Items Summary**

**XI. Adjournment**

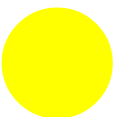


# EXHIBIT 1



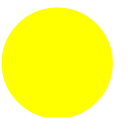
**Magnolia Park CDD Website Field Service Requests (as of 12-01)**

| Entry # | Date Created | To:       | Name      | Address                 | Message                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Resolution |
|---------|--------------|-----------|-----------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 156     | 2025-10-29   | Landscape | Wellmaker | 4615 somerset hill lane | <p>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.</p> <p>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.</p> |            |



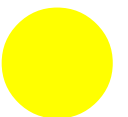
**Magnolia Park CDD Website Field Service Requests (as of 12-01)**

| Entry # | Date Created | To:           | Name        | Address                                           | Message                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Resolution |
|---------|--------------|---------------|-------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 155     | 2025-10-28   | Field Manager | Petit-Frere | 6111 Magnolia Park Boulevard, Riverview, FL 33578 | <p>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.</p> <p>Sincerely,<br/>Loris Petit-Frere</p> |            |



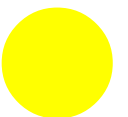
## Magnolia Park CDD Website Field Service Requests (as of 12-01)

| Entry # | Date Created | To:       | Name     | Address               | Message                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Resolution |
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| 153     | 2025-10-27   | Landscape | Peloquin | 9007 Sienna Moss Lane | <p>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.</p> <p>Date: September 1, 2025<br/>Subject: Request for Erosion Mitigation and Retaining Wall Installation – Retention Pond Behind 9007 Sienna Moss Lane</p> <p>Dear Magnolia Park CDD Board Members.</p> <p>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.</p> <p>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.</p> <p>I respectfully request that the CDD:</p> <ol style="list-style-type: none"> <li>1. Conduct a thorough inspection of the pond banks for pond number 6 behind our property and the surrounding areas (pond 7).</li> <li>2. Provide a clear plan and timeline for erosion control measures.</li> <li>3. Install a retaining wall or other appropriate stabilization solution behind my property to prevent further</li> </ol> |            |



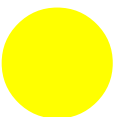
# Magnolia Park CDD Website Field Service Requests (as of 12-01)

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|---------|--------------|---------------|-----------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 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,<br>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<br>Could you please advise on the process and timeline for addressing this issue, along with any planned solutions?<br>Thank you for your attention to this matter. I look forward to your response.<br>Best,<br>Shae                                                                                    | Waiting on approval to maintain more of the area |



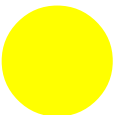
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|---------|--------------|---------------|-------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 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.<br>At thr Progress gate- its across from the gate code box.<br>The Falkenburg gate- you can see them from the backside of the fence more easily.<br>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 |



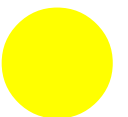
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| 146     | 2025-09-10   | Landscape     | Foll       | 5214 Fallen Leaf Drive     | Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but 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.<br>(Tree replacement options presented by ULS at April & May 2025 mtgs) |



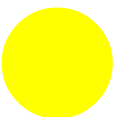
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| 141     | 2025-08-12   | Landscape     | PROVEDEL | 8709 Turnstone Shore Lane | Good afternoon!<br>Would like to request the CDD to send a team to cut/trim (maintain) the area between my backyard and the preservation behind my house. According to 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.<br>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. |



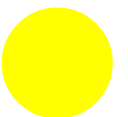
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| 139     | 2025-07-22   | Field Manager | Faville      | 8941 Turnstone Haven Place | I emailed you about the pond behind our house and it not being properly maintained. Today there was one person on a mower but only mowed one row. The weed whackers 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. |



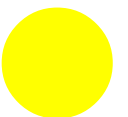
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| 133     | 2025-06-16   | Landscape | Upshaw | 6321 Magnolia Park Blvd | Please send someone to my home to address the overgrowth around the lake behind my home. The landscaping company contracted with Magnolia Park is refusing to maintain it and 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. |



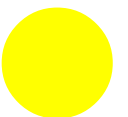
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| 129     | 2025-06-03   | Landscape | Pabon-Harris | 9110 Mountain Magnolia Dr | Hello. I live at 9110 mountain magnolia Dr in Magnolia Park South. For over a month the backyard grass has not been cut properly. The grass closer to the trees are being 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,<br>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.<br>Thanks,<br>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. |



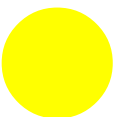
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| 126     | 2025-05-19   | Aquatics  | Jimenez   | 9013 Mountain Magnolia Dr | The grass near the pond is extremely high and hasn't been cut since last year. It needs to be cut. The landscaping company Yellowbird has told me they do not cut that area. 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<br>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. |

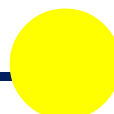


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| Entry # | Date Created | To:       | Name  | Address                      | Message                                                                                                                                                                      | Resolution                                                                                                                                          |
|---------|--------------|-----------|-------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 123     | 2025-05-12   | Landscape | Green | 9031 MOUNTAIN<br>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 2



Work Order



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

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

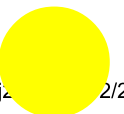
|         |              |
|---------|--------------|
| DATE    | 11/17/2025 - |
| TECH(S) | Alex Kurth   |
| JOB #   | 1077892623   |

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

|             |                         |
|-------------|-------------------------|
| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|

|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPLETION NOTES | Completed follow-up submerged and floating weeds on ponds 11, 12, 13, 16, 21, 25, and 26. Treated shoreline grasses and broadleaf weeds on ponds 11-17 and ponds 20-23. |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



# Work Order



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

|         |              |
|---------|--------------|
| DATE    | 11/24/2025 - |
| TECH(S) | Alex Kurth   |
| JOB #   | 1077892835   |

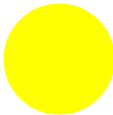
| CUSTOMER                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|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

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

|             |                         |
|-------------|-------------------------|
| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|

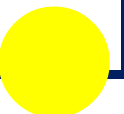
|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |                                                                                                                                                                                                                                                                                                                                                                  |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPLETION NOTES | <p>Treated ponds 13, 16, 20, and 22 for algae. Treated shoreline grasses and broadleaf weeds on ponds 22, 18, 24, 25, 26, 38, 30, and 31.</p> <p>All of the submersed weeds that were previously treated are progressing nicely, but will continue to look rough until all of the dying vegetation breaks down. Lake 21, 26, and 13 look particularly rough.</p> |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

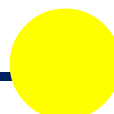


# EXHIBIT 3

*(to be distributed)*



# EXHIBIT 4





**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 \_\_\_\_\_

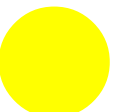
**United Land Services**

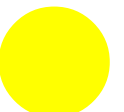
By \_\_\_\_\_

Date \_\_\_\_\_

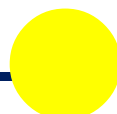
**Magnolia Park CDD**

**Property Improvements**





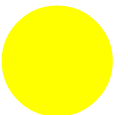
# EXHIBIT 5



## Magnolia Park Tree Specs for Replacement

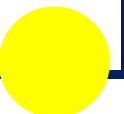
| Type                  | Container Size | Height   | Tree Caliper | Canopy Spread | Price Installed<br>Per Tree | Good         | Better       | Best<br>Option/26<br>Oak Trees | Good       | Better       | Best         |
|-----------------------|----------------|----------|--------------|---------------|-----------------------------|--------------|--------------|--------------------------------|------------|--------------|--------------|
|                       |                |          |              |               |                             | Option/8     | Option/18    |                                | Option/Mag | Option/4     | Option/9     |
|                       |                |          |              |               |                             | Oak Trees    | Oak Trees    |                                | 0 Trees    | Mag Trees    | Mag Trees    |
| Live Oak              | 45 Gallon      | 10-11'   | 2.5"         | 3.5"          | \$1,350.00                  | \$ 10,800.00 | \$ 24,300.00 | \$ 35,100.00                   |            |              |              |
| Live Oak              | 65 Gallon      | 12'      | 3.5"         | 5'            | \$1,680.00                  | \$ 13,440.00 | \$ 30,240.00 | \$ 43,680.00                   |            |              |              |
| Live Oak              | 100 Gallon     | 14'      | 4"           | 4'            | \$1,958.00                  | \$ 15,664.00 | \$ 35,244.00 | \$ 50,908.00                   |            |              |              |
| Live Oak              | 200 Gallon     | 18'      | 5-5.5"       | 7-8'          | \$2,950.00                  | \$ 23,600.00 | \$ 53,100.00 | \$ 76,700.00                   |            |              |              |
| Magnolia 'Miss Chloe' | 45 Gallon      | 8.5'     | 1.75-2"      | 3'            | \$1,275.00                  |              |              |                                |            | \$ 5,100.00  | \$ 11,475.00 |
| Magnolia 'Miss Chloe' | 65 Gallon      | 9.5-10'  | 2.5-2.75"    | 3'            | \$1,590.00                  |              |              |                                |            | \$ 6,360.00  | \$ 14,310.00 |
| Magnolia 'Miss Chloe' | 100 Gallon     | 10.5-11' | 3.25-3.5"    | 6'            | \$2,085.00                  |              |              |                                |            | \$ 8,340.00  | \$ 18,765.00 |
| Magnolia 'Miss Chloe' | 200 Gallon     | 14'      | 3.5-3.75"    | 5-5.5"        | \$2,580.00                  |              |              |                                |            | \$ 10,320.00 | \$ 23,220.00 |

*Price includes delivery, installation, staking and irrigation bubbler with gator bag*

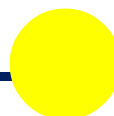


# EXHIBIT 6

*(to be distributed)*



# EXHIBIT 7



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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         |
| Michael Bush    | Field Manager, Vesta District Services            |
| Ryan J. Dugan   | District Counsel, Kutak Rock ( <i>virtually</i> ) |
| Greg Woodcock   | District Engineer, Stantec ( <i>virtually</i> )   |
| Cristi Cochran  | Account Manager, United Land Services             |
| Alex Kurth      | Premier Lakes ( <i>virtually</i> )                |

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

Mr. Woodcock noted that 27 street signs throughout Magnolia Park property had been identified as needing repair or replacement, and that the report would be forwarded to the HOA for their review.

Mr. Woodcock stated that pre-application meetings with the Southwest Florida Water Management District and the county Environmental Protection Commission regarding the modification of the wetlands permit had been completed. In response to an audience question regarding current steps being taken for remediation of the erosion on the south side of the lake, Mr. Woodcock provided an overview of the steps and costs associated, noting that if all proceeded to plan, then riprap would be installed and soil would be replaced at the south bank to mitigate erosion. Mr. Woodcock also commented that

**THIRD ORDER OF BUSINESS:** *Audience Comments – Agenda Items (Limited to 3 Minutes per Individual)*

A resident expressed concerns about uneven maintenance and CDD communications.

**FOURTH ORDER OF BUSINESS: Business Matters**

**A. Vendor Reports**

1. Exhibit 2: Review of Magnolia Park CDD Website Maintenance Request Log Through 11/7

2. Exhibit 3: Aquatic Maintenance – *Premier Lakes*

Mr. Kurth thanked the Board for signing the contract with Premier Lakes, and provided an overview on the crew's first visit to the property for aquatic maintenance. Mr. Kurth explained that the focus of the visit was to inspect current conditions, and noted that treatment of vegetation and floating weeds had begun with a 45-60 day timeline for resolution. Additional discussion ensued regarding a pond area classified as a wetland.

3. Exhibit 4: Landscape Maintenance – *Cristi Cochran, United Land Services*

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

Prior to proceeding with motions to approve ULS proposals, the Board discussed strategies for tree replacement and maintaining their health, with suggestions being made to install Gator bags as slow-release watering for newer trees.

i. Exhibit 5: #195759 for Removal of Existing Flowers and Installation of Red & White Petunia Mix (3600 ct.) - \$6,428.57

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved United Land Services Proposal #195759 for the Removal of Existing Flowers and Installation of Red & White Petunia Mix, in the amount of \$6,428.57, for the Magnolia Park Community Development District.

ii. Exhibit 6: #195848 for Installation of Pine Bark Mulch at Common Area Beds and Tree Rings - \$33,928.57

This item was tabled to the next meeting.

(Ms. Williams left the meeting at 6:17 p.m.)

iii. Exhibit 7: #197030 for Flush Cutting Dead Sabal Palm in Magnolia Park South Entry Bend - \$348.30

On a MOTION by Ms. Bones, SECONDED by Mr. Shannon, with Ms. Bones, Mr. Shannon, and Mr. Turner voting "AYE", the Board approved United Land Services Proposal #197030 for Flush Cutting the dead Sabal Palm in the Magnolia Park South entry bend, in the amount of \$348.30, for the Magnolia Park Community Development District.

(Ms. Williams rejoined the meeting at 6:21 p.m.)

4. Exhibit 8: Field Operations Report – *Michael Bush, Vesta District Services*

Mr. Bush provided a verbal report, highlighting service and spray treatments from Premier Lakes, and noting that quotes to address five areas identified as having fencing damage would be forthcoming. Mr. Bush also stated that a beekeeper would be on site property on November 12 to remove a hive on the remaining fence panels by Pond 29, after which Unleashed Fencing could remove the sections at no additional cost.

**FIFTH ORDER OF BUSINESS: Staff Reports 2**

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

Mr. Dugan stated that he was in attendance at this meeting in lieu of Ms. Mackie, and that he had nothing specific to report. The Board inquired about the status of ongoing communications between District Counsel and the HOA counsel, and Mr. Dugan stated that he would notify Ms. Mackie that the Board was interested in a current status update.

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

1. Exhibit 9: Consideration & Adoption of **Resolution 2026-01**, General Election

On a MOTION by Ms. Williams, SECONDED by Ms. Bones, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-01**, setting a General Election, for the Magnolia Park Community Development District.

2. Update on HOA/CDD Relationship

Mr. Jeskewich explained that while the District Counsel and District Engineer had reviewed the two letters regarding wetlands modifications, this had still not been sent out as the HOA Board also needed time to review. Mr. Jeskewich noted that he had been in talks with Ms. Valentin, the Community Association Manager with the Magnolia Park HOA, and spoke optimistically about the trajectory of the relationship between the CDD and the HOA.

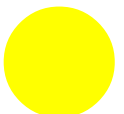
**SIXTH ORDER OF BUSINESS: Consent Agenda**

A. Exhibit 10: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 13, 2025

On a MOTION by Ms. Williams, SECONDED by Ms. Bones, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Regular Meeting Held October 13, 2025, as presented, for the Magnolia Park Community Development District.

B. Exhibit 11: Consideration and Acceptance of the September 2025 Unaudited Financial Report

Comments were heard from the Board noting that the dates on the report beginning from page 3 were erroneously listed as being from October 1, 2024 to September 30, 2025.



On a MOTION by Ms. Bones, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board accepted the September 2025 Unaudited Financial Report, as presented, for the Magnolia Park Community Development District.

**SEVENTH ORDER OF BUSINESS:                      Supervisor Requests *(Includes Next Meeting Agenda Item Requests)***

Mr. Turner asked for an update on discussions with the HOA on potentially combining lawn landscaping services for a more even look throughout the whole community. Mr. Jeskewich stated that he had not yet received any word back. Additional comments were made noting that the CDD had just signed a contract with their new landscaping vendor.

Additional Supervisor comments were heard regarding the vacancy on the CDD Board, with some suggestions being made to ask the HOA whether they knew of any potentially interested candidates.

**EIGHTH ORDER OF BUSINESS:                      Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)***

There being none, the next item followed.

**NINTH ORDER OF BUSINESS:                      Next Meeting Quorum Check**

*The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on December 8, 2025 at Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.*

All Board members present affirmed their intent to attend in person.

**TENTH ORDER OF BUSINESS:                      Action Items Summary**

**ELEVENTH ORDER OF BUSINESS:                      Adjournment**

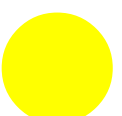
On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:39 p.m., for Magnolia Park Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

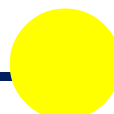
**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on December 8, 2025.**

\_\_\_\_\_  
□ Barry Jeskewich, Secretary

\_\_\_\_\_  
□ David Turner, Chair



# EXHIBIT 8



# *Magnolia Park Community Development District*

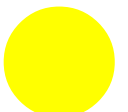
*Financial Statements  
(Unaudited)*

*Period Ending  
October 31, 2025*



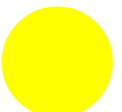
**Magnolia Park CDD**  
**Balance Sheet**  
**October 31, 2025**

|                                                | <b>General<br/>Fund</b>    | <b>2020 Debt<br/>Service Fund</b> | <b>Total</b>               |
|------------------------------------------------|----------------------------|-----------------------------------|----------------------------|
| <b>1 Assets:</b>                               |                            |                                   |                            |
| 2 Operating Account                            | \$ 1,392,840               | \$ -                              | \$ 1,392,840               |
| 3 Trust Accounts:                              |                            |                                   |                            |
| 4 Reserve Fund                                 | -                          | 7,500                             | 7,500                      |
| 5 Prepayment Fund                              | -                          | -                                 | -                          |
| 6 Revenue Fund                                 | -                          | 48,711                            | 48,711                     |
| 7 Sinking Fund                                 | -                          | -                                 | -                          |
| 8 Interest Fund                                | -                          | -                                 | -                          |
| 9 Accounts Receivable                          | -                          | -                                 | -                          |
| 10 On Roll Assessments Receivable              | 585,555                    | 103,720                           | 689,275                    |
| 11 Undeposited funds                           | -                          | -                                 | -                          |
| 12 Due From Other                              | -                          | -                                 | -                          |
| 13 Prepaid Items                               | 346                        | -                                 | 346                        |
| 14 Deposits                                    | 460                        | -                                 | 460                        |
| <b>15 Total Assets</b>                         | <b><u>\$ 1,979,201</u></b> | <b><u>\$ 159,931</u></b>          | <b><u>\$ 2,139,133</u></b> |
| <b>16 Liabilities:</b>                         |                            |                                   |                            |
| 17 Accounts Payable                            | \$ 8,730                   | \$ -                              | 8,730                      |
| 18 Due to Other                                | -                          | -                                 | -                          |
| 19 Deferred Revenue                            | 585,555                    | 103,720                           | 689,275                    |
| <b>20 Total Liabilities</b>                    | <b><u>594,285</u></b>      | <b><u>103,720</u></b>             | <b><u>698,005</u></b>      |
| <b>21 Fund Balance:</b>                        |                            |                                   |                            |
| 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                                  | 578,305                    | 56,211                            | 634,516                    |
| <b>28 Total Fund Balance</b>                   | <b><u>1,384,916</u></b>    | <b><u>56,211</u></b>              | <b><u>1,441,127</u></b>    |
| <b>29 Total Liabilities &amp; Fund Balance</b> | <b><u>\$ 1,979,201</u></b> | <b><u>\$ 159,931</u></b>          | <b><u>\$ 2,139,133</u></b> |



**Magnolia Park**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2025 to October 31, 2025**

|                                               | <b>Adopted<br/>Budget</b> | <b>Current<br/>Month</b> | <b>Year to<br/>Date</b> | <b>Variance<br/>+/-</b> | <b>% of<br/>Budget</b> |
|-----------------------------------------------|---------------------------|--------------------------|-------------------------|-------------------------|------------------------|
| <b>1 Revenues:</b>                            |                           |                          |                         |                         |                        |
| 2 Assessments On-Roll                         | \$ 585,555                | \$ -                     | \$ -                    | \$ (585,555)            | 0.00%                  |
| 3 Interest                                    | -                         | -                        | -                       | -                       | 0.00%                  |
| 4 Miscellaneous                               | 3,200                     | -                        | -                       | (3,200)                 | 0.00%                  |
| <b>5 Total Revenues</b>                       | <b>\$ 588,755</b>         | <b>\$ -</b>              | <b>\$ -</b>             | <b>\$ (588,755)</b>     | <b>0.00%</b>           |
| <b>6 Expenditures:</b>                        |                           |                          |                         |                         |                        |
| <b>7 Administrative</b>                       |                           |                          |                         |                         |                        |
| 8 Board of Supervisors                        | \$ 12,000                 | \$ 800                   | \$ 800                  | \$ (11,200)             | 6.67%                  |
| 9 Payroll Taxes                               | 918                       | 61                       | 61                      | (857)                   | 6.67%                  |
| 10 Payroll Services                           | 650                       | 50                       | 50                      | (600)                   | 7.69%                  |
| 11 Management Consulting Services             | 38,582                    | 3,215                    | 3,215                   | (35,367)                | 8.33%                  |
| 12 General Administrative                     | 4,542                     | 379                      | 379                     | (4,164)                 | 8.33%                  |
| 13 Miscellaneous & Contingency                | 2,293                     | -                        | -                       | (2,293)                 | 0.00%                  |
| 14 Assessment Administration                  | 6,736                     | 561                      | 561                     | (6,175)                 | 8.33%                  |
| 15 Auditing                                   | 3,500                     | -                        | -                       | (3,500)                 | 0.00%                  |
| 16 Insurance - Liability, Property & Casualty | 13,112                    | 11,910                   | 11,910                  | (1,202)                 | 90.83%                 |
| 17 Regulatory & Permit Fees                   | 175                       | 175                      | 175                     | -                       | 100.00%                |
| 18 Legal Advertisements                       | 1,000                     | 74                       | 74                      | (926)                   | 7.44%                  |
| 19 Engineering Services                       | 12,000                    | -                        | -                       | (12,000)                | 0.00%                  |
| 20 Legal Services                             | 12,000                    | -                        | -                       | (12,000)                | 0.00%                  |
| 21 Postage & Freight (Mass Mailing)           | 1,500                     | 29                       | 29                      | (1,471)                 | 1.93%                  |
| 22 Website                                    | 2,600                     | 50                       | 50                      | (2,550)                 | 1.94%                  |
| 23 Meeting Room                               | 4,428                     | 369                      | 369                     | (4,059)                 | 8.33%                  |
| <b>24 Total Administrative</b>                | <b>116,036</b>            | <b>17,674</b>            | <b>17,674</b>           | <b>(98,362)</b>         | <b>15.23%</b>          |
| <b>25 Debt Service Administration</b>         |                           |                          |                         |                         |                        |
| 26 Trustee Fees                               | 4,149                     | -                        | -                       | (4,149)                 | 0.00%                  |
| 27 Arbitrage                                  | 650                       | -                        | -                       | (650)                   | 0.00%                  |
| 28 Trust Fund Accounting                      | 3,245                     | 270                      | 270                     | (2,975)                 | 8.32%                  |
| <b>29 Total Debt Service Administration</b>   | <b>8,044</b>              | <b>270</b>               | <b>270</b>              | <b>(7,774)</b>          | <b>3.36%</b>           |
| <b>30 Field Operations</b>                    |                           |                          |                         |                         |                        |
| 31 Electricity General                        | 3,000                     | 175                      | 175                     | (2,825)                 | 5.82%                  |
| 32 Water                                      | 180                       | 100                      | 100                     | (80)                    | 55.56%                 |
| 33 Streetlights                               | 23,500                    | 1,927                    | 1,927                   | (21,573)                | 8.20%                  |
| 34 Pond Mitigation, Monitoring & Maintenance  | 1,600                     | -                        | -                       | (1,600)                 | 0.00%                  |
| 35 Pond & Lake Maintenance                    | 45,210                    | 3,191                    | 3,191                   | (42,019)                | 7.06%                  |
| 36 Pond & Lake Maintenance - Special Services | 14,790                    | -                        | -                       | (14,790)                | 0.00%                  |
| 37 Irrigation Maintenance                     | 10,000                    | 1,595                    | 1,595                   | (8,405)                 | 0.16%                  |
| 38 Landscape Maintenance                      | 189,480                   | 15,807                   | 15,807                  | (173,673)               | 8.34%                  |
| 39 Landscape Replenishment                    | 10,000                    | 8,157                    | 8,157                   | (1,843)                 | 81.57%                 |
| 40 Landscape Extra Projects                   | 12,500                    | 12,429                   | 12,429                  | (71)                    | 99.43%                 |
| 41 Tree Trimming                              | 1,715                     | -                        | -                       | (1,715)                 | 0.00%                  |



|    |                               |                |               |               |                  |              |
|----|-------------------------------|----------------|---------------|---------------|------------------|--------------|
| 42 | Field Contingency             | 18,000         | -             | -             | (18,000)         | 0.00%        |
| 43 | Renewal & Replacement Reserve | 134,700        | -             | -             | (134,700)        | 0.00%        |
| 44 | <b>Total Field Operations</b> | <b>464,675</b> | <b>43,381</b> | <b>43,381</b> | <b>(421,294)</b> | <b>9.34%</b> |

|    |                           |                   |                  |                  |                     |               |
|----|---------------------------|-------------------|------------------|------------------|---------------------|---------------|
| 45 | <b>Total Expenditures</b> | <b>\$ 588,755</b> | <b>\$ 61,325</b> | <b>\$ 61,325</b> | <b>\$ (527,430)</b> | <b>10.42%</b> |
|----|---------------------------|-------------------|------------------|------------------|---------------------|---------------|

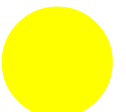
47 **Other Financing Sources (Uses)**

|    |                                             |             |
|----|---------------------------------------------|-------------|
| 48 | Transfer In                                 | -           |
| 49 | Transfer Out                                | -           |
| 50 | <b>Total Other Financing Sources (Uses)</b> | <b>\$ -</b> |

|    |                          |           |
|----|--------------------------|-----------|
| 51 | Fund Balance - Beginning | 1,446,241 |
|----|--------------------------|-----------|

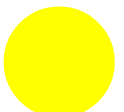
|    |                                                     |                    |                    |
|----|-----------------------------------------------------|--------------------|--------------------|
| 46 | <b>Excess of Revenues Over (Under) Expenditures</b> | <b>\$ (61,325)</b> | <b>\$ (61,325)</b> |
|----|-----------------------------------------------------|--------------------|--------------------|

|    |                              |                     |
|----|------------------------------|---------------------|
| 52 | <b>Fund Balance - Ending</b> | <b>\$ 1,384,916</b> |
|----|------------------------------|---------------------|



**Magnolia Park**  
**Debt Service Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2025 to October 31, 2025**

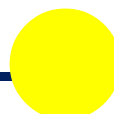
|                                                        | <u>Adopted<br/>Budget</u> | <u>Year to<br/>Date</u> | <u>Variance<br/>+/(-)</u>  |
|--------------------------------------------------------|---------------------------|-------------------------|----------------------------|
| <b>1 Revenues:</b>                                     |                           |                         |                            |
| 2 Special Assessments (Net)                            | \$ 103,720                | \$ -                    | \$ (103,720)               |
| 3 Interest                                             | -                         | 177                     | 177                        |
| <b>4 Total Revenues</b>                                | <u><u>\$ 103,720</u></u>  | <u><u>\$ 177</u></u>    | <u><u>\$ (103,543)</u></u> |
| <b>5 Expenditures:</b>                                 |                           |                         |                            |
| 6 Debt Service Requirement                             |                           |                         |                            |
| 7 May 1, 2026                                          |                           |                         |                            |
| 8 Interest                                             | 21,700                    | -                       | (21,700)                   |
| 9 Principal                                            | 60,000                    | -                       | (60,000)                   |
| 10 November 1, 2026                                    |                           |                         |                            |
| 11 Interest                                            | 20,500                    | -                       | (20,500)                   |
| <b>12 Total Expenditures</b>                           | <u><u>\$ 102,200</u></u>  | <u><u>\$ -</u></u>      | <u><u>\$ (102,200)</u></u> |
| <b>13 Excess of Revenues Over (Under) Expenditures</b> | \$ 1,520                  | \$ 177                  |                            |
| <b>14 Other Financing Sources (Uses)</b>               |                           |                         |                            |
| 15 Transfer In                                         | -                         | -                       |                            |
| 16 Transfer Out                                        | -                         | -                       |                            |
| <b>17 Total Other Financing Sources (Uses)</b>         | <u><u>\$ -</u></u>        | <u><u>\$ -</u></u>      |                            |
| 18 Fund Balance - Beginning                            | -                         | 56,034                  |                            |
| 19 Debt Service Reserve Fund                           | 509,453                   | -                       |                            |
| <b>19 Fund Balance - Ending</b>                        | <u><u>\$ 510,973</u></u>  | <u><u>\$ 56,211</u></u> |                            |



**Magnolia Park CDD**  
**Check Register**  
**FY2026**

| Date              | Num         | Name                             | Memo                                                                                                | Deposits    | Disbursements     | Balance                |
|-------------------|-------------|----------------------------------|-----------------------------------------------------------------------------------------------------|-------------|-------------------|------------------------|
| <b>9/30/2025</b>  |             |                                  |                                                                                                     |             |                   | <b>\$ 1,512,453.26</b> |
| 10/06/2025        | 01ACH100625 | Google Services                  | Monthly services                                                                                    |             | 50.40             | 1,512,402.86           |
| 10/08/2025        | 1786        | EGIS INSURANCE & RISK ADVISORS   | Insurance FY 10/1/25 - 10/1/26 Policy #100125768                                                    |             | 11,910.00         | 1,500,492.86           |
| 10/15/2025        | 100305      | Business Observer                | Invoice: 25-02553H (Reference: Legal Advertising. ) Invoice: 25-03043H (Reference: Legal Adver...   |             | 144.38            | 1,500,348.48           |
| 10/15/2025        | 100306      | Kutak Rock LLP                   | Invoice: 3613411 (Reference: Professional legal services rendered. ) Invoice: 3639655 (Referen...   |             | 3,481.00          | 1,496,867.48           |
| 10/15/2025        | 100307      | Solitude Lake Management         | Invoice: PSI194260 (Reference: annual Maintenance Aug25. ) Invoice: PSI202579 (Reference: annu...   |             | 10,653.76         | 1,486,213.72           |
| 10/15/2025        | 100308      | VESTA DISTRICT SERVICES          | Invoice: 428446 (Reference: Management fees. ) Invoice: 428510 (Reference: Billable Expenses -...   |             | 9,459.42          | 1,476,754.30           |
| 10/15/2025        | 100309      | Stantec Consulting Services, Inc | Invoice: 2454967 (Reference: Engineering service. )                                                 |             | 3,788.85          | 1,472,965.45           |
| 10/15/2025        | 100310      | SchoolNow                        | Invoice: INV-SN-986 (Reference: Website Hosting. )                                                  |             | 1,515.00          | 1,471,450.45           |
| 10/15/2025        | 100311      | Unleashed Fencing                | Invoice: 1701 (Reference: Tear out and haul away. )                                                 |             | 4,800.00          | 1,466,650.45           |
| 10/15/2025        | 100312      | United Land Services             | Invoice: 170282 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance September 2025... |             | 31,613.29         | 1,435,037.16           |
| 10/16/2025        | 100313      | Stantec Consulting Services, Inc | Invoice: 2466264 (Reference: Engineering service. )                                                 |             | 4,580.47          | 1,430,456.69           |
| 10/16/2025        | 100314      | United Land Services             | Invoice: 165528 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance August 2025. )    |             | 15,806.64         | 1,414,650.05           |
| 10/16/2025        | 1787        | Code Enforcement Department      | Case #HC-WE-25-002495 Parcel# 049102.2354                                                           |             | 100.00            | 1,414,550.05           |
| 10/24/2025        | 102425BOS1  | Adelmarie Bones                  | BOS MTG 10/13/25                                                                                    |             | 184.70            | 1,414,365.35           |
| 10/24/2025        | 102425BOS2  | DAVID TURNER                     | BOS MTG 10/13/25                                                                                    |             | 184.70            | 1,414,180.65           |
| 10/24/2025        | 102425BOS3  | Engage Peo                       | BOS MTG 10/13/25                                                                                    |             | 172.40            | 1,414,008.25           |
| 10/24/2025        | 102425BOS4  | Jean Williams                    | BOS MTG 10/13/25                                                                                    |             | 184.70            | 1,413,823.55           |
| 10/24/2025        | 102425BOS5  | Robert Shannon                   | BOS MTG 10/13/25                                                                                    |             | 184.70            | 1,413,638.85           |
| 10/28/2025        | 01ACH102825 | TECO                             | 6510 Falkenburg Rd 08.30.25- 09.30.25                                                               |             | 174.73            | 1,413,464.12           |
| 10/29/2025        | 01ACH102925 | TECO                             | Magnolia Park Blvd PH F 09.03.25- 10.01.25                                                          |             | 978.15            | 1,412,485.97           |
| 10/29/2025        | 02ACH102925 | TECO                             | Faulkenburg/Progress 09.03.25- 10.01.25                                                             |             | 948.88            | 1,411,537.09           |
| 10/30/2025        | 100315      | Kutak Rock LLP                   | Invoice: 3643068 (Reference: For Professional Legal Services Rendered. )                            |             | 2,758.50          | 1,408,778.59           |
| 10/30/2025        | 100316      | United Land Services             | Invoice: 177221 (Reference: Job #186703 - Magnolia Park CDD - Cleared Falkenburg Fenceline 10/24... |             | 15,938.68         | 1,392,839.91           |
| <b>10/31/2025</b> |             |                                  | <b>EOM TOTALS</b>                                                                                   | <b>0.00</b> | <b>119,613.35</b> | <b>1,392,839.91</b>    |

# EXHIBIT 9





**Proposal #204184**

**Date: 11/13/2025**

**PO #**

**Customer:**

**Property:**

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

## 2025 Install Node Controller

Provide Labor and Material to Install Node Controller for Controller G. This is For Flower Zone. Verbal Approval by Barry To Be Ratified at December Board Meeting.

### Services Billed Upon Completion

| Description of Services | Total cost |
|-------------------------|------------|
| Irrigation Repair       | \$400.00   |

By \_\_\_\_\_

**Cristi Cochran**

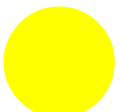
Date 11/13/2025 \_\_\_\_\_

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Magnolia Park CDD**



**Irrigation Repair**

