

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, February 9, 2026

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 agenda packet inquiries, please contact: 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. Board of Elected Supervisors

1. Acceptance of Resignation of Supervisor Bones [Exhibit 1](#)
2. Consideration of Appointment to Board Vacancy (Seats #3 and #5 Vacant) [Exhibit 2](#)
3. Administration of Oath of Office [Exhibit 3](#)
4. New Supervisor Information Sheet [Exhibit 4](#)
5. Consideration & Adoption of **Resolution 2026-02**, Re-Designating Officers
6. Review of Sunshine and Public Records Laws (external links)
 - a. [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
 - b. [Government in the Sunshine Manual](#)
 - c. [Resources for Required Ethics Training](#)

- B. Vendor Reports

1. Review of Magnolia Park CDD Website Maintenance Request Log Through 02/02 [Exhibit 5](#)
2. Aquatic Maintenance Services Report (December 2025 and January 2026) – *Premier Lakes* [Exhibit 6](#)
3. Landscape Maintenance (December 2025 and January 2026) – *Cristi Cochran, United Land Services*
 - a. Consideration of United Land Services Proposals (if any):
 - i. #208743 – Irrigation Repairs for Issues found during December 2025 Inspection - \$2,718.13 [Exhibit 8](#)

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

[Exhibit 9](#)

V. Staff Reports 2

- A. District Counsel – *Tucker Mackie, Kutak Rock*
- B. District Manager – *Barry Jeskewich, Vesta District Services*
 - 1. Discussion of Magnolia Park At Riverview HOA Well Inspection And Repair Invoices - \$10,504.44

[Exhibit 10](#)

VI. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 8, 2025
- B. Consideration and Acceptance of the November 2025 Unaudited Financial Report
- C. Consideration and Acceptance of the December 2025 Unaudited Financial Report

[Exhibit 11](#)

[Exhibit 12](#)

[Exhibit 13](#)

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, March 9, 2026

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

X. Adjournment

EXHIBIT 1



From: Adelmarie Bones <adelmariebones@gmail.com>
Sent: Wednesday, December 31, 2025 3:02 PM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Subject: Resignation Adelmarie Bones

Hi Barry:

Please accept this letter as formal notification of my resignation from my position as Supervisor of the Magnolia PArk CDD, effective immediately.

This decision was made due to moving to Philadelphia, PA. Although I am going to continue being an owner at Magnolia I can no longer serve.

Serving on the board has been a rewarding experience, and I truly appreciate the opportunity to have worked with such dedicated individuals to improve our community. I am proud of the progress we've made and value the relationships I've built.

Thank you, Adelmarie Bones



EXHIBIT 2





Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

District Required Oath of Office For District Records

If not notarized during the meeting, please sign before a notary
and email executed Oath to the District's admin.

**MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ____ day of _____, 202_____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Magnolia Park Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____





Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

State Required Oath of Office

To Be Submitted to the State within 30 Days of
Appointment with \$10 Check Payable to
“Florida Department of State”

Contact Information

Phone Number: 850.245.6200

Email: DivElections@dos.myflorida.com

Fax Numbers: 850.245.6217 or 850.245.6218

Mailing Address:

Division of Elections

Florida Department of State

R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

Website Link: <https://dos.fl.gov/elections/contacts/contact-us/>

***Please email a scan or picture of the completed State Oath to your District Manager for inclusion in the District's Record.**

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

*Sworn to and subscribed before me by means of _____ physical presence
Or _____ online notarization this _____ day of _____, 20_____.*

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 3





Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

New Supervisor Information Form For District Records

If not completed during the meeting,
please email the completed form to the District's admin.

Magnolia Park
A Community Development District

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to

Vesta District Services

Records Management

250 International Parkway, Suite 208

Lake Mary, FL 32746

Phone: 321-263-0132, EXT-398

District Manager: Barry Jeskewich

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed \$200 per Meeting _____.
If you have elected to receive compensation then please forward the attached payroll forms along with the New Supervisor Information Sheet.

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____



EXHIBIT 4



RESOLUTION 2026-02

**A RESOLUTION OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT,
DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the Magnolia Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to designate the Officers of the District.

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

SECTION 1. The following persons are designated to the offices shown:

<u>Dave Turner</u>	is appointed Chairperson
<u>Robert Shannon</u>	is appointed Vice Chairperson
<u>Barry Jeskewich</u>	is appointed Secretary
<u>Jean Williams</u>	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
<u>Christian Dimaculangan</u>	is appointed Assistant Secretary
<u>Johanna Lee</u>	is appointed Treasurer
<u>Bridgett Alexander</u>	is appointed Assistant Treasurer
<u>Scott Smith</u>	is appointed Assistant Treasurer

SECTION 2. This Resolution shall become effective immediately upon its adoption and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted Resolution designating officers is rescinded and repealed.

PASSED AND ADOPTED this 9th Day of February, 2026.

ATTEST:

**MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors



EXHIBIT 5



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
161	2026-01-09	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	Hello. The back gate at South has not been maintained in months. It looks horrible. It is not hard to notice the lack of upkeep. Can someone reach out to United to do the work? I appreciate it.	
160	2025-12-22	District Manager	Meadows	8516 Bassett Ct	This is my 2nd request- when will the No fishing signs be replaced on the big lake in South off of Falkenburg Rd.? They were washed away over a year ago during the storms. People are still fishing. Saw people loading buckets and driving away this weekend. I stopped and told them no fishing, but they did not speak English. When will the signs be replaced? And check the gate as I hear that it is not even locked, so they walk right in. Would do not good if I called the police as they were driving away. Why does it take so long to get anything done? We are still missing street signs from Ian or is that HOA responsibility?	
159	2025-12-13	Landscape	Bolton	5005 Wabash Pl	There is a sprinkler that is broken outside the gate of Magnolia Park. If you exit the subdivision through the north gate of Magnolia Park Blvd going south to Progress Blvd, right as you enter the circle there is a sprinkler on the right hand side that is broken. I have a picture. I just don't know where to add it.	
157	2025-12-08	Landscape	Kentch	8512 Basset Ct	Hi! The land near the lake, beyond my property has become overgrown with weeds and scrub. The landscaping company says this isn't their responsibility, but it needs to be addressed. Is this something you can assist with??	
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	<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, Loris Petit-Frere</p>	
154	2025-10-28	District 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I have included my prior correspondence for your reference.</p> <p>Thank you for your immediate attention to this matter. I look forward to your prompt response.</p> <p>Sincerely, Loris Petit-Frere 6111 Magnolia Park Blvd. Riverview, FL 33578 ? 813-505-5486 ? loris.petitfrere@gmail.com</p>	



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	<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 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"> 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	<p>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.</p> <p>Good morning,</p>	
151	2025-09-26	Field Manager	Moore	9213 Mountain Magnolia Dr	<p>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</p> <p>Could you please advise on the process and timeline for addressing this issue, along with any planned solutions?</p> <p>Thank you for your attention to this matter. I look forward to your response.</p> <p>Best, Shae</p>	Waiting on approval to maintain more of the area
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

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
148	2025-09-15	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	<p>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.</p> <p>At the Progress gate- its across from the gate code box.</p> <p>The Falkenburg gate- you can see them from the backside of the fence more easily.</p> <p>These have been ignored and now its starting to look like big bushes/trees and they are not supposed to be there</p>	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
146	2025-09-10	Landscape	Foll	5214 Fallen Leaf Drive	Part of our backyard has not been 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

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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 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)
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.

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
140	2025-07-24	Field Manager	Fight	8648 Turnstone Shore Lane	<p>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.</p> <p>I look forward to hearing back from you soon.</p>	<p>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.</p>
139	2025-07-22	Field Manager	Faville	8941 Turnstone Haven Place	<p>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.</p>	<p>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.</p>

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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 somee 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 the 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.
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 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)

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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 request 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.
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.

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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 6



Work Order



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

DATE	12/29/2025 -
TECH(S)	Alex Kurth
JOB #	1077892836

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
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated lakes 11, 12, 13, 25, 26, and 21 for algae and submersed weeds. Treated lakes 37, 39, 7, 8, and 10 for algae. Took pictures for report to be submitted separately.
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Magnolia Park CDD

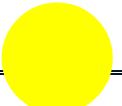
Aquatics inspection

12/29/2025

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)





25



Comments:

Dead Floating Baby Tears are still present. This pond has about an 80% reduction since the start.

Algae is to be expected as the baby tears continues to decay.

Action Required

Algae treatment - which will also help break down the submerged weeds.

Target:

Filamentous algae.

26



Comments:

Dead Floating Slender Spikerush is still present. This pond has about an 80% reduction since the start.

Algae is to be expected as the slender spikerush continues to decay.

Action Required

Algae treatment - which will also help break down the submerged weeds.

Target:





24



Comments:

This pond is in excellent condition. Prior shoreline weed treatment went well.

Action Required

Routine Maintenance

Target:

18



Comments:

This pond is in excellent condition. Prior shoreline weed treatment went well.

Action Required

Target:





13



Comments:

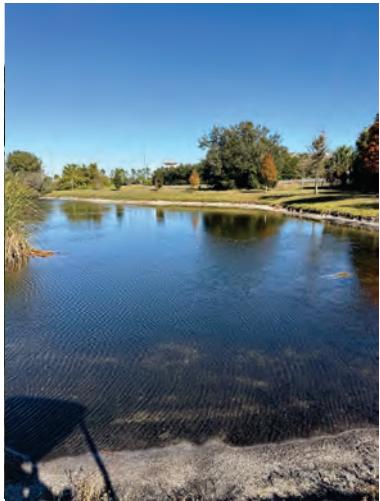
This pond has some dead hydrilla stems and dead shoreline weeds still decaying. Otherwise, it is in great condition.

Action Required

Routine Maintenance.

Target:

12



Comments:

This pond is in great condition. Hydrilla is now completely controlled.

Action Required

Routine Maintenance

Target:





11



Comments:

This pond is in great condition. Hydrilla is now completely controlled.

Action Required

Routine Maintenance

Target:

16



Comments:

This pond is in great condition. Hydrilla is now completely controlled. This pond was previously covered 50% or more by the Hydrilla.

Action Required

Routine Maintenance

Target:





15



Comments:

This pond has some dead hydrilla stems and dead shoreline weeds still decaying. Otherwise, it is in great condition.

Action Required

Routine Maintenance

Target:

14



Comments:

Previous shoreline weed treatment is showing great results. Minimal damage to beneficial plants. Because of the large amount of growth, it will take awhile to decay.

Action Required

Routine Maintenance

Target:





17



Comments:

This pond is in excellent condition.

Action Required

Routine Maintenance

Target:

20



Comments:

This pond is in excellent condition.

Action Required

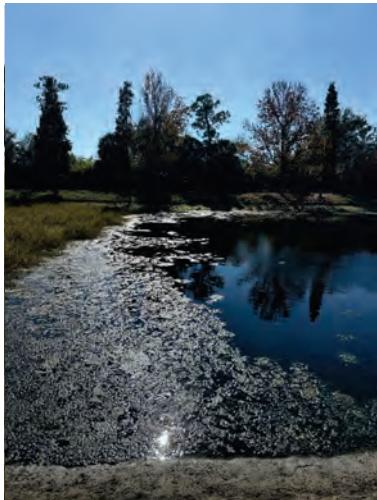
Routine Maintenance

Target:





21



Comments:

Dead Floating Slender Spikerush is still present. This pond has about an 90% reduction since the start.

Algae is to be expected as the slender spikerush continues to decay.

Action Required

Algae treatment - which will also help break down the submerged weeds.

Target:

22



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:





Management Summary

Ponds 21, 25, and 26 have been substantially improved, but it is taking considerable time for the submerged vegetation to decay. Based on my observations, the slender spikerush (21, 26) and Baby Tears (25) are dead, but the material requires more time to decompose. This is common when large amounts of submerged vegetation are allowed to prosper in a pond. In the future, we will ensure that we treat in the early growth stages to avoid this. All three ponds have algal growth on the decaying vegetation, as expected. When vegetation dies and floats to the surface, it not only provides a surface for algal growth but also releases nutrients previously bound in the plant, thereby fueling algal growth.

Other than these three ponds, all of the other ponds are mostly in great shape, with isolated spots of decaying shoreline vegetation that was allowed to grow taller than it should have.

As we continue to learn the property and establish a proper maintenance cycle, we should be able to stay ahead of growth and proactively treat all nuisance shoreline weeds, submerged weeds, and algae to ensure a good aesthetic for the community year-round.

Thank you!

Work Order



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

DATE	01/08/2026 -
TECH(S)	Alex Kurth
JOB #	1077972562

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	Treated shoreline grasses and broadleaf weeds on ponds 1-10, 35, and 36. Treated algae and submerged weeds on 21 & 26.
------------------	--

Work Order



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

DATE	01/29/2026 -
TECH(S)	Alex Kurth
JOB #	1077892837

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
-------------	-------------------------

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

COMPLETION NOTES	Spot sprayed shoreline grasses on ponds 14, 13, 12, 11, 32, 33, 1, 2, 3, 7, 8, and 35. Took pictures for monthly report.
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Magnolia Park CDD

Aquatics inspection

1/29/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



25



Comments:

Significant reduction of submerged vegetation (Baby Tears) on the lake. The remaining biomass is all dead but slowly decaying due to cold weather.

Action Required

Continue to monitor

Target:

26



Comments:

Significant reduction of submerged vegetation (Slender Spikerush) and algae on the lake. The remaining biomass is all dead but slowly decaying due to cold weather.

Action Required

Target:





33



Comments:

This pond is in excellent condition. Prior shoreline weed treatment went well.

Action Required

Routine Maintenance

Target:

32



Comments:

This pond is in excellent condition. Prior shoreline weed treatment went well.

Action Required

Target:





10



Comments:

This pond is in excellent condition. Torpedo grass and pennywort mixed in with the beneficial plants need to be sprayed.

Action Required

Selective treatment amongst beneficial littorals.

Target:

Torpedo grass and pennywort

9



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:





1



Comments:

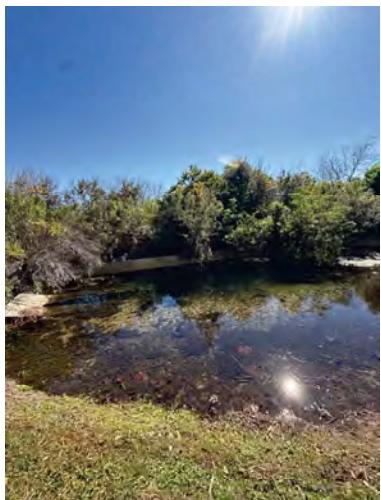
This pond is in great condition.

Action Required

Routine Maintenance

Target:

2



Comments:

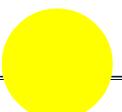
This pond is in good condition. Prior treatment greatly reduced hydrilla.

Action Required

Monitor and retreat if necessary.

Target:

Hydrilla





3



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:

4



Comments:

This pond is in great condition

Action Required

Routine Maintenance

Target:





5



Comments:

This pond is in excellent condition.

Action Required

Routine Maintenance

Target:

6



Comments:

This pond is in excellent condition.

Action Required

Routine Maintenance

Target:





7



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:

8



Comments:

This pond is in good condition. Large amounts of shoreline weeds were previously out of control have been sprayed. See picture 1.

Action Required

Routine Maintenance

Target:





Management Summary

During this inspection, I observed significant improvement in the ponds with decaying submerged vegetation. Treatments helped remove algae from the surface and further reduced biomass. No algae was present during this inspection at all. Ponds 25 and 26 still have some dead biomass, but it needs more time to decay due to the cold weather. Comparing pictures from the prior month's report, it is a significant improvement. We will continue to monitor and ensure it is on the right track.

Other than 25 and 26, the community is greatly improved and in excellent shape. No algae was noted during my inspection, and shoreline weeds are minimal.

Thank you!

EXHIBIT 7





Cristi Cochran
ULS

DECEMBER LANDSCAPE AUDIT

Magnolia Park CDD

Tuesday, December 9, 2025

Prepared For Board Of Supervisors

12 Issues Identified





ISSUE 1

Assigned To Board
Petunias look great!



ISSUE 2

Assigned To Board
Mag Park Blvd overgrown area finally maintained by another vendor



ISSUE 3

Assigned To ULS
Fertilize annuals



ISSUE 4

Assigned To ULS
Continue ornamental grasses cutbacks, goal to complete mid January



ISSUE 5

Assigned To ULS
Bed weeds spray and pull every visit





ISSUE 6

Assigned To ULS

Tip Podocarpus



ISSUE 7

Assigned To ULS

Mow to natural area Fallen Leaf pond 37



ISSUE 8

Assigned To ULS

Missed Podocarpus prune Mag Park Blvd



ISSUE 9

Assigned To ULS

Sweet birch cut back overgrowth



ISSUE 10

Assigned To ULS

Monitor flowers each visit for weeds, pull only, no spray



ISSUE 11

Assigned To ULS

Bring tall ladder to continue shaping Falkenburg holly trees



ISSUE 12

Assigned To ULS

Tip Prune hedges Falkenburg



Cristi Cochran
ULS

JANUARY AUDIT

Magnolia Park CDD

Thursday, January 22, 2026

Prepared For Board Of Supervisors

14 Issues Identified





ISSUE 1

Assigned To ULS

Trim overgrowth through fences



ISSUE 2

Assigned To ULS

Tip prune Loropetalum Fallen Leaf & Grant



ISSUE 3

Assigned To ULS

Weeds removed Hillcroft Walter's Viburnum



ISSUE 4

Assigned To ULS

Tip Fallen Leaf hedges



ISSUE 5

Assigned To ULS

Hand pull Fallen Leaf weeds





ISSUE 6

Assigned To ULS

Remove Brazilian pepper Falkenburg and Fallen leaf



ISSUE 7

Assigned To ULS

Shape hedges E side of Falkenburg



ISSUE 8

Assigned To ULS

Trip prune W side Falkenburg



ISSUE 9

Assigned To ULS

Remove dead juniper Red Spruce exit side



ISSUE 10

Assigned To ULS

Complete pruning Majestic Magnolia - high priority



ISSUE 11

Assigned To ULS

Prune shrub growing through fence Majestic Magnolia entrance - high priority



ISSUE 12

Assigned To ULS

Remove tree suckers Majestic Magnolia



ISSUE 13

Assigned To ULS

Cutback overgrowth on sidewalk Sweet Birch - high priority



ISSUE 14

Assigned To ULS

Remove broken limb near pool



EXHIBIT 8





Proposal #208743

Date: 1/9/2026

PO #

Customer:

Property:

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

2025 December Irrigation Repairs

Provide Labor and Material to Repair Irrigation Issues Found During December Inspection:

- Controller A
 - Replace Broken Rotor Zone 1
 - Time to Track Mainline Break Between Sidewalk & Falkenburg Between Ponds 8 & 35
- Controller B
 - Repair Lateral Line Break Zone 9
- Controller C
 - Repair Lateral Line Breaks Zones 1, 13, 14
 - Time to Track and Locate Valve Zone 7
 - Replace Broken Valve Box Zone 13
 - Replace Solenoid Zone 12
- Controller D
 - Replace Broken Sprays Zones 2, 5
 - Time to Track Low Pressure Issue Zone 4
 - Repair Lateral Line Break Zones 8, 9, 10
 - Time To Track Valve Zone 17 Not Responding to Controller
 - Repair Lateral Line Break Zone 18
- Controller E
 - Time to Track Valves Zones 2, 25
 - Replace Broken Sprays Zones 4, 11, 18, 19
 - Repair Lateral Line Break Zones 7, 24
- Controller F
 - Replace Broken Sprays Zones 3, 7
 - Time To Track Stuck Valve Zone 3
 - Repair Lateral Line Break Zones 7, 8
 - Replace Decoder Zone 6
 - Discovered Exposed Wire Along Hedge That Needs to Be Buried
- Controller G
 - Repair Lateral Line Break Zone 1
 - Time to Track Valve Zone 5

Services Billed Upon Completion

Description of Services	Total cost
Irrigation Repair	\$2,718.13

By _____
Cristi Cochran
Date 1/9/2026

United Land Services

By _____

Magnolia Park CDD



Irrigation Repair



Terms & Conditions



Job Name: Mag Park G

Page: 2 of 1

Job Number: _____
Controller: _____
#Location: @ Perimeter behind lift station
Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days
A	6:15pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC
Controller Status: Two Wire Conventional
Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	0	MP	0	S/M			S	0								
Turf - Shrub - Annuals	S	T	S	A			T	S								
Run Time (Program A)	16	45	15	0	15	0	25	15								
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm				alarm	alarm											

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle				7												
Cut Drip Line	2															
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"	1															
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Zone 1+3 control the same valve.

Zone 4 is on a battery timer (start - 4am) (run time = 25 mins)

Tech Name: Tyler W

Job Name: May Park F
 Job Number: _____
 Controller: _____
 #Location: Behind Pond 22@well
 Date: 12-18-25

Page: 3 of _____

Program	Start Time	Seasonal Adjust %	Run Days
A	9:30pm		M T W TH F S S
B	8am		M T W TH F S S
C	4pm		M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:	<u>Hunter</u>	Controller Model:	<u>acc 2</u>
Controller Status:	<u>Two Wire</u>	Conventional	
Weather / Rain Sensor:	<u>Working</u>	Not Working	
Point of Connection Type:	<u>Portable</u>	<u>Reclaim</u>	<u>Well</u>
Well & Pump Type:	<u>Pressurized</u>	<u>Centrifugal</u>	<u>Lake</u>
	<u>Pump Start</u>	<u>Submersible</u>	

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	B	S	S	D	Bt/5	S	D/Mj								
Turf - Shrub - Annuals	S	Tree	T	T	S	T	T	S/A								
Run Time (Program A)			20	20		20	20									
Run Time (Program B)	15	1		15				C/30								
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle		4	5			3	1Mj									
Cut Drip Line								2								
Head Straightened / Adjusted			2													

BILLABLE REPAIR

Head Broken 6" Spray		1		1												
Head Broken 12" Spray																
Head Broken 4" Rotor		C														
Head Broken 6" Rotor		A														
Broken Riser		1														
Nozzle Fixed		C														
Nozzle MP Rotator		R														
Lateral Line Clogged																
Drip Line Clogged		S														
Drip Line Repair		T														
Lateral Line Break .5-1"		1				1	1									
Lateral Line 1.5"+		C														
Main Line Repair		K														
Valve Repair / Replacement		1														
Broken Valve Box		M														
Decoder		69			1											
Solenoid																
Valve Inoperable																

NEEDED UPDATES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Need to bury wire along hedge line @ fence (350 ft)

Tech Name: Tyler W

Job Name: May Park C

Page: 4 of

Job Number:

Controller:

#/Location: Perimeter inside gate (entry)

Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days	Controller Make:	Hunter	Controller Model:	acc
A	Open		M T W TH F S S	Controller Status:	Two Wire	Conventional	
B			M T W TH F S S	Weather / Rain Sensor:	Working	Not Working	
C	10pm		M T <u>W</u> TH F S S	Point of Connection Type:	Potable	Reclaim	Well Lake
D			M T W TH F S S	Well & Pump Type:	Pressurized	Centrifugal	
E			M T W TH F S S	Pump Start	Submersible		
F			M T W TH F S S				

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Spray - Rotor - Drip - Bubbler - MP	D	D	B	M F	D	S		S	D	S	D	B	S	D	S	S	B	
Turf - Shrub - Anuals	S	S	Tree	T	S	T		a	S	T	S	Tree	T	S	T	T	Tree	
Run Time (Program A)	0	15	S	30	15	30	15	15	15	30	15	10	30	30	30	30	30	30
Run Time (Program B)																		
Battery Pack - Add a Zone - Doubler																		
Zone Fault or Alarm																		

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																		
Partially Clogged Nozzle					2	5												
Cut Drip Line	5	3		2				1		6			4					
Head Straightened / Adjusted						2			2		2		2					2

BILLABLE REPAIR

Head Broken 6" Spray																		
Head Broken 12" Spray																		
Head Broken 4" Rotor																		
Head Broken 6" Rotor																		
Broken Riser																		
Nozzle Fixed																		
Nozzle MP Rotator																		
Lateral Line Clogged																		
Drip Line Clogged																		
Drip Line Repair																		
Lateral Line Break .5-1"																		
Lateral Line 1.5"+	3							?					1	1				
Main Line Repair								T										
Valve Repair / Replacement								P										
Broken Valve Box													1					
Decoder													1					
Solenoid																		
Valve Inoperable																		

NEEDED UPGRADES

Spray Head 4 to 6"																		
Spray Head 6 to 12"																		
Rotor 4 to 6"																		
Raise / Lower Head Turf				3													1	
Raise / Lower Head Shrub																		
Relocate Head or Lateral				2														

Comments: _____

Tech Name: Tyler W

Job Name: Mag Park E

Page: 5 of

Job Number:

Controller

#Location: @ well @ lift station

Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days	Controller Make:	Controller Model:
A	8pm		M T W TH F S S		
B			M T W TH F S S	Two Wire	Conventional
C	1am		M T W TH F S S	Working	Not Working
D			M T W TH F S S	Working	Not Working
E			M T W TH F S S	Point of Connection Type:	Portable Reclaim Well Lake
F			M T W TH F S S	Well & Pump Type:	Pressurized Centrifugal
				Pump Start	Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP			5	D/MJ		D	B		D	F	S	S	F	S	S	S
Turf - Shrub - Annuals			T	S/A	S	Tree		S	T	T	F	T	T	A	T/A	
Run Time (Program A)	30	25			20	1		15	50	30	30	50	20	25	25	
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle			3								3	2		3		
Cut Drip Line				4			2									
Head Straightened / Adjusted				2								4				

BILLABLE REPAIR

Head Broken 6" Spray			1						1							
Head Broken 12" Spray	needed								0							
Head Broken 4" Rotor	needed								+	1						
Head Broken 6" Rotor	needed															
Broken Riser																
Nozzle Fixed	+															
Nozzle MP Rotator	0															
Lateral Line Clogged																
Drip Line Clogged	+															
Drip Line Repair	+															
Lateral Line Break .5-1"	2						1		+							
Lateral Line 1.5"+	0								1							1
Main Line Repair	+									1						
Valve Repair / Replacement	+										1					
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Tyler W

Job Name: Mag Park D 1/2

Page: 6 of 1

Job Number:

Controller

#Location:

Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days
A	8am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D	8pm		M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:	Hunter	Controller Model:	acc2
Controller Status:	Two Wire	Conventional	
Weather / Rain Sensor:	Working	Not Working	
Point of Connection Type:	Working	Not Working	
Well & Pump Type:	Potable	Reclaim	Well Lake
	Pressurized	Centrifugal	
	Pump Start	Submersible	

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S/A	3	D	D	S	D	S	D	D	S	D	S	S	D	S	D
Turf - Shrub - Anuals	T/S/A	T	S	S	T	S	a	S	S	T	S/A	T	A	S	T	S
Run Time (Program A)	45	45	0	45	0	45	0	45	0	45	45	45	45	45	45	45
Run Time (Program B)			45	45		45		45	45		45		45		45	45
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm	Fault															

CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle	1		2								3	4	5	6		
Cut Drip Line		8		1		1		4			3					
Head Straightened / Adjusted	3															

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray	1		1	1												
Head Broken 12" Spray		0														
Head Broken 4" Rotor		0														
Head Broken 6" Rotor																
Broken Riser		0														
Nozzle Fixed		0														
Nozzle MP Rotator		0														
Lateral Line Clogged		0														
Drip Line Clogged		0														
Drip Line Repair		0														
Lateral Line Break .5-1"		0						0								
Lateral Line 1.5"+		0					1	1	1							
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray Head 4 to 6"																
Spray Head 6 to 12"															5	
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Tyler W

Job Name: Mag Park VI D 2/2

Page: 7 of

Job Number:

Controller

#/Location:

Date: 12-18-75

Program	Start Time	Seasonal Adjust %	Run Days
A	10pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D	8pm		M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:	<u>hunter</u>	Controller Model:	<u>acc7</u>
	Two Wire		Conventional
Controller Status:	Working		Not Working
Weather / Rain Sensor:	Working		Not Working
Point of Connection Type:	Potable	Reclaim	Well Lake
Well & Pump Type:	Pressurized	Centrifugal	
	Pump Start		Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	3	D	D	D	DS	D	D									
Turf - Shrub - Anuals	T	S	S	S	T	S	S									
Run Time (Program A)		45	45	45		45	45									
Run Time (Program B)	45				45											
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray	0															
Head Broken 12" Spray	-															
Head Broken 4" Rotor	0															
Head Broken 6" Rotor																
Broken Riser	0															
Nozzle Fixed	0															
Nozzle MP Rotator	+															
Lateral Line Clogged																
Drip Line Clogged	0															
Drip Line Repair	0															
Lateral Line Break .5-1"	+															
Lateral Line 1.5"+	-	1														
Main Line Repair	C															
Valve Repair / Replacement	0															
Broken Valve Box	+															
Decoder	0															
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Tyler W

Job Name: Mag Park B

Page: 8 of

Job Number:

Controller:

#/Location: @ Pool

Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days
A	4pm		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:	<u>Hunter</u>	Controller Model: <u>acc 2</u>		
Controller Status:	<u>Two Wire</u>	Conventional		
Weather / Rain Sensor:	<u>Working</u>	Not Working		
Point of Connection Type:	<u>Working</u>	Not Working		
Well & Pump Type:	Potable	Reclaim	Well	Lake
	Pressurized	Centrifugal		
	Pump Start	Submersible		

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP									<u>0.1m3</u>							
Turf - Shrub - Anuals									<u>5/a</u>							
Run Time (Program A)									<u>60</u>							
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: _____

Tech Name: Tyler W

Job Name: Mag Park A

Page: 1 of 1

Job Number:

Controller:

#/Location: Behind exit side fence

Date: 12-18-25

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C 5pm			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:	<u>Hunter</u>	Controller Model: <u>acc2</u>
Controller Status:	<u>Two Wire</u>	Conventional
Weather / Rain Sensor:	<u>Working</u>	Not Working
Point of Connection Type:	<u>Portable</u>	Reclaim Well Lake
Well & Pump Type:	Pressurized	Centrifugal
	<u>Pump Start</u>	Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	F	D	F	D	F	D	F	D	F	D	F					
Turf - Shrub - Annuals	T	S	T	S	T	T	S	T	S	S/A	T					
Run Time (Program A)	30	30	30	30	30	30	30	30	30	30	30					
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor	1															
Head Broken 6" Rotor	1															
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: There is a flooded area @ sidewalk @ falkenberg between ponds 8-38, possible mainline leaky, need to investigate.

Tech Name: Tyler W

EXHIBIT 9

(to be distributed)



EXHIBIT 10



**MAGNOLIA PARK AT RIVERVIEW HOA, INC.
6400 International Parkway, Suite 1000
Plano, TX 75093**

**INVOICE NO: 12-25
DATE: 12/31/25
AMOUNT: \$10,504.44
DUE UPON RECEIPT**

Bill To:

Magnolia Park CDD
C/O Vesta Property Services
Barry Jeskewic, District Manager
250 International Parkway, #280
Lake Mary, FL 32746

VENDOR INVOICE	TRANSACTION DATE	DESCRIPTION	ACTUAL COST	30% COST SHARE AMOUNT DUE
i5043	1/16/2024	Well #5 - Service Call, Misc. Fittings, Fuel Charge	\$200.00	\$60.00
i5077	1/25/2024	Well #12 - Service Call, Misc. Fittings, Fuel Charge	\$250.00	\$75.00
i5079	1/29/2024	Well #5 - Install 2" SS Check Valve, Misc. Fittings, Fuel Charge	\$725.13	\$217.54
i5296	4/8/2024	Well #9 - Install 5HP Grundfos Deluxe Control Box 230v 1PH, Misc. Fittings, Fuel Charge	\$888.35	\$266.50
i5758	8/16/2024	Well #4 - Install 7.5HR AMC 460v 3PH w/switch, Misc. Fittings	\$1,290.85	\$387.26
i5771	8/22/2024	Well #11 - Install Grundfos 7.5HP VFD, 1PH In/3PH Out 240v, Misc. Fittings	\$6,401.89	\$1,920.57
i6170	12/12/2024	Well #4 - Install 7.5HP Grundfos 460v 3PH Motor, 7.5HP Grundfos 77S75-15-SS Submersible Pump, 10-3 W/G - DJ Submersible Pump Wire w/Ground (Per ft), Misc. CC Fee	\$8,526.76	\$2,558.03
i6231	1/9/2025	Quarterly Maintenance Inspections for Wells #1-12 (1/7/25)	\$918.09	\$275.43
i6529	4/4/2025	Quarterly Maintenance Inspections for Wells #1-12 (4/3/25)	\$918.09	\$275.43
i6678	5/8/2025	Well #4 - Install 7.5HP Grundfos 460v 3 PH Motor, 7.5 HP Grundfos 77S75-15-SS Submersible Pump, 7.5HP AMC 460v 3PH w/switch, 2" Galvanized TNC, 10-3 W/G - DJ Submersible Pump Wire w/ground (per ft)	\$10,501.38	\$3,150.41
i6882	7/3/2025	Well #7 - Install 5HP Grundfos Deluxe Conrtol Box 230v 1PH, Square D - 40/60 HD Pressure Switch, Misc. Fittings	\$1,285.99	\$385.80
i6928	7/16/2025	Quarterly Maintenance Inspections for Wells #1-12 (7/8/25)	\$918.09	\$275.43
i7214	10/20/2025	Quarterly Maintenance Inspections for Wells #1-12 (10/7/25)	\$918.09	\$275.43
i7237	10/24/2025	Well #4 - 2-5 HP Mag Starter 230v/460v 3PH 5.5-12AMP	\$1,272.03	\$381.61
			Sales Tax	\$0.00
			Total Due	\$10,504.44

Make all checks payable to Magnolia Park at Riverview HOA

THANK YOU FOR YOUR BUSINESS!





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #5
8420 Red Spruce Ave
Riverview, FL 33578

Work Order #: 9686

Transaction Date: 1/16/2024

Terms: Net 30

Invoice Due Date: 2/15/2024

Invoice #: i5043

Item	Description	Quantity	Price	Amount
Service Call	Service Call	1	\$150.00	\$150.00
Misc Fee	Misc Fittings	1	\$25.00	\$25.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

PAID

Subtotal: \$200.00

Total: \$200.00

Balance Due: \$0.00



Accurate Drilling Solutions
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Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
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Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr.
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #12
5030-5012 Fallen Leaf Dr
Riverview, FL 33578

Work Order #: 9785

Transaction Date: 1/25/2024

Terms: Net 30

Invoice Due Date: 2/24/2024

Invoice #: i5077

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
Misc Fee	Misc Fittings to repair water leak	1	\$75.00	\$75.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

PAID

Subtotal: \$250.00

Total: \$250.00

Balance Due: \$0.00





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Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #5
8420 Red Spruce Ave
Riverview, FL 33578

Work Order #: 9790

Transaction Date: 1/29/2024

Terms: Net 30

Invoice Due Date: 2/28/2024

Invoice #: i5079

Item	Description	Quantity	Price	Amount
Installation	Installation	3	\$150.00	\$450.00
2" SS Check Valve	2" SS Check Valve	1	\$150.13	\$150.13
Misc Fee	Misc Fittings	1	\$100.00	\$100.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

PAID

Subtotal: \$725.13

Total: \$725.13

Balance Due: \$0.00





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Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #9
4853 Chatterton Way
Riverview, FL 33578

Work Order #: 10435

Transaction Date: 4/8/2024

Terms: Net 30

Invoice Due Date: 5/8/2024

Invoice #: i5296

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$688.35	\$688.35
Misc Fee	Misc Fittings	1	\$25.00	\$25.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

PAID

Subtotal: \$888.35

Total: \$888.35

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

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accurate3drilling@gmail.com
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Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 11874

Transaction Date: 8/16/2024

Terms: Net 30

Invoice Due Date: 9/15/2024

Invoice #: i5758

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
7.5 HP AMC 460v 3PH w/HOA Swtch	7.5 HP AMC 460v 3PH w/HOA Switch	1	\$1,115.85	\$1,115.85
Misc Fee	Misc Fittings	1	\$25.00	\$25.00

PAID

Subtotal: \$1,290.85

Total: \$1,290.85

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #11
9253 Hillcroft Dr
Riverview, FL 33578

Work Order #: 11930

Transaction Date: 8/22/2024

Terms: Net 30

Invoice Due Date: 9/21/2024

Invoice #: i5771

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
CUE 7.5 HP 1PH 240v 30.8A	Grundfos Smartflo 7.5HP VFD, 1PH In / 3PH Out 240v (30.8A)	1	\$6,201.89	\$6,201.89
Misc Fee	Misc Fittings	1	\$50.00	\$50.00

PAID

Subtotal: \$6,401.89

Total: \$6,401.89

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 13088

Transaction Date: 12/12/2024

Terms: Net 30

Invoice Due Date: 1/11/2025

Invoice #: i6170

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$600.00	\$600.00
7.5 HP 460v 3PH Motor	7.5 HP Grundfos 460v 3PH Motor	1	\$2,786.22	\$2,786.22
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$4,754.56	\$4,754.56
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	84	\$3.59	\$301.56
Misc Fee	CC Fee	1	\$84.42	\$84.42

PAID

Subtotal: \$8,526.76

Total: \$8,526.76

Balance Due: \$0.00





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Tampa, FL 33619

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accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 13306

Transaction Date: 1/9/2025

Terms: Net 30

Invoice Due Date: 2/8/2025

Invoice #: i6231

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 1.7.2025	1	\$900.00	\$900.00
Misc Fee	CC Fee	1	\$18.09	\$18.09



Subtotal: \$918.09

Total: \$918.09

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 14199

Transaction Date: 4/4/2025

Terms: Net 30

Invoice Due Date: 5/4/2025

Invoice #: i6529

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 4.3.2025	1	\$900.00	\$900.00
Misc Fee	CC Fee	1	\$18.09	\$18.09

PAID

Subtotal: \$918.09

Total: \$918.09

Balance Due: \$0.00





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Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 14588

Transaction Date: 5/8/2025

Terms: Net 30

Invoice Due Date: 6/7/2025

Invoice #: i6678

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$600.00	\$600.00
7.5 HP 460v 3PH Motor	7.5 HP Grundfos 460v 3PH Motor	1	\$2,786.22	\$2,786.22
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$4,897.44	\$4,897.44
7.5 HP AMC 460v 3PH w/HOA Swtch	7.5 HP AMC 460v 3PH w/HOA Switch	1	\$1,115.85	\$1,115.85
2 Galv Drop Pipe	2" - Galvanized TNC	84	\$8.63	\$724.92
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	105	\$3.59	\$376.95

PAID

Subtotal: \$10,501.38

Total: \$10,501.38

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #7
behind 9010 Aspen Hollow Pl.
Riverview, FL 33578

Work Order #: 15279

Transaction Date: 7/3/2025

Terms: Net 30

Invoice Due Date: 8/2/2025

Invoice #: i6882

Item	Description	Quantity	Price	Amount
Installation	Installation	2	\$150.00	\$300.00
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$736.49	\$736.49
Square D - 40/60 HD Pr Switch	Square D - 40/60 HD Pressure Switch	1	\$149.50	\$149.50
Misc Fee	Misc Fittings	1	\$100.00	\$100.00

Subtotal: \$1,285.99

Total: \$1,285.99

Balance Due: \$0.00

✓ 





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 15387

Transaction Date: 7/16/2025

Terms: Net 30

Invoice Due Date: 8/15/2025

Invoice #: i6928

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 7/8/2025	1	\$900.00	\$900.00

Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00





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9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 16322

Transaction Date: 10/20/2025

Terms: Net 30

Invoice Due Date: 11/19/2025

Invoice #: i7214

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 10/7/2025	1	\$900.00	\$900.00

Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 16363

Transaction Date: 10/24/2025

Terms: Net 30

Invoice Due Date: 11/23/2025

Invoice #: i7237

Item	Description	Quantity	Price	Amount
2-5 HP Mag Starter	2-5 HP Mag Starter 230v/460v 3PH 5.5-12AMP	1	\$1,107.03	\$1,107.03
Technician Hourly Service Rate	Technician Hourly Service Rate	1	\$165.00	\$165.00

Subtotal: \$1,272.03

Total: \$1,272.03

Balance Due: \$1,272.03



EXHIBIT 11



1

MINUTES OF MEETING
MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

2

3

4 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community
5 Development District was held on December 8, 2025 at 5:36 p.m. at Hilton Garden Inn Tampa
6 Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:** **Roll Call**

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

10 Present and constituting a quorum were:

11 David Turner (S1) Board Supervisor, Chair
12 Jean Williams (S2) Board Supervisor, Assistant Secretary
13 Robert Shannon (S4) Board Supervisor, Vice Chair

14 Also present were:

15 Barry Jeskewich District Manager, Vesta District Services
16 Michael Bush Field Manager, Vesta District Services
17 Tucker Mackie District Counsel, Kutak Rock (*virtually*)
18 Greg Woodcock District Engineer, Stantec (*virtually*)
19 Cristi Cochran Account Manager, United Land Services
20 Alex Kurth Premier Lakes (*virtually*)

21

22 **SECOND ORDER OF BUSINESS:** **Staff Reports 1**

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

24 Mr. Woodcock noted contact with three agencies regarding permitting and the
25 preparation of a scope and fee for the rip rap and wetland setback project. Mr.
26 Woodcock stated that the rip rap would likely be installed all the way along the
27 south side of the pond as this was where the wave action erosion seemed to be
28 concentrated, and that he hoped to have some exhibits for discussion at the next
29 meeting.

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

32 There being none, the next item followed.

33 **FOURTH ORDER OF BUSINESS:** **Business Matters**

34 A. Vendor Reports

35 1. Exhibit 2: Review of Magnolia Park CDD Website Maintenance Request
36 Log Through 12/01

37 The Board and Mr. Bush discussed the request log, with some comments
38 being made regarding including an indicator for ongoing requests that
39 remained open.

40 2. Exhibit 3: Aquatic Maintenance Services Report (11/17 and 11/24) –
41 *Premier Lakes*

42 Mr. Kurth presented the report, noting that Ponds 13, 21, and 26 were
43 needing additional attention. Ms. Williams noted that previous vendors had
44 provided photographs of the ponds in reports to provide a visual for the
45 improving conditions of lakes, and asked whether this could be done for
46 Premier Lakes' future aquatic maintenance services reports. Mr. Kurth
47 stated that photographs could be provided at no extra cost to the CDD,
48 though as this wasn't included in the original proposal, he anticipated that
49 this would be a subset of the lakes every month.

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

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

53 i. Exhibit 4: #195848 for Installation of Pine Bark Mulch at
54 Common Area Beds and Tree Rings - \$33,928.57 (*tabled
55 from previous meeting*)

56 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
57 Board approved United Land Services Proposal #195848 for the Installation of Pine Bark Mulch
58 at the Common Area Beds and Tree Rings, in the amount of \$33,928.57, for the Magnolia Park
59 Community Development District.

60 ii. Exhibit 5: Presentation of Specification Options for
61 Magnolia Park Tree Replacement

62 Ms. Cochran and the Board discussed the tree replacement
63 process and maintenance, with Ms. Cochran noting that trees
64 going in would include Gator bags for supplemental
65 irrigation purposes and that a warranty would be in place for
66 as long as United maintained CDD property. Discussion
67 ensued regarding funding landscape replenishment expenses
68 with reserves.

69 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
70 Board approved the United Land Services "Better" tier tree replacement, with the Chair authorized
71 to select the combination of oak and magnolia trees to be installed, in an amount not to exceed
72 \$35,000.00, for the Magnolia Park Community Development District.

73 4. Exhibit 6: Field Operations Report – *Michael Bush, Vesta District
74 Services*

75 Mr. Bush presented the report and noted that some additional sites had been
76 identified as needing repair work. Mr. Bush stated that he was waiting on
77 an updated proposal from Unleashed Fencing for the 12 areas, but suggested
78 that if the Board approved a not-to-exceed amount, the repair work could
79 begin immediately after this proposal was ready. In response to some Board
80 questions, Mr. Bush stated that he did not anticipate that the cost would be
81 over \$2,000.



82 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
83 approved the 12 area fence repairs, in an amount not to exceed \$2,500.00, for the Magnolia Park
84 Community Development District.

85 Following the motion, Mr. Bush commented positively on the entrance
86 flowers and noted that beehives in the fence repair areas had been
87 successfully relocated.

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

89 A. District Counsel – *Tucker Mackie, Kutak Rock*
90 B. District Manager – *Barry Jeskewich, Vesta District Services*

91 Mr. Jeskewich provided an update on the ongoing discussions with the HOA,
92 particularly with consensus on a landscape management company. Mr. Jeskewich
93 explained that the HOA had asked whether the CDD would be interested in
94 entertaining a vendor other than United Land Services, but he had responded noting
95 that the Board was currently happy with their service and did not have any
96 independent desire to switch vendors. Comments were heard from the Board noting
97 that if there were any options that could save the overall community money they
98 may be willing to have a discussion, but Mr. Jeskewich noted that there had not
99 been any response either way thus far.

100 **SIXTH ORDER OF BUSINESS:** **Consent Agenda**

101 A. Exhibit 7: Consideration and Approval of the Minutes of the Board of Supervisors
102 Regular Meeting Held November 10, 2025

103 On a MOTION by Ms. Williams, SECONDED by Ms. Bones, WITH ALL IN FAVOR, the Board
104 approved the Minutes of the Board of Supervisors Regular Meeting Held November 10, 2025, as
105 presented, for the Magnolia Park Community Development District.

106 B. Exhibit 8: Consideration and Acceptance of the October 2025 Unaudited
107 Financial Report

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

111 C. Exhibit 9: Ratification of Approved United Land Services Proposal #204184 for
112 Installing a Node Controller for Controller G - \$400.00

113 On a MOTION by Ms. Williams, SECONDED by Ms. Bones, WITH ALL IN FAVOR, the Board
114 approved the ratification of United Land Services Proposal #204184 for Installing a Node
115 Controller for Controller G, in the amount of \$400.00, for the Magnolia Park Community
116 Development District.

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

119 Ms. Williams commented on the need for a long-term budget strategy and periodic reviews
120 of broader District finances beyond each Fiscal Year. Mr. Jeskewich noted that the most

121 recent reserve study conducted for Magnolia Park CDD had been in 2017, and suggested
122 that the FY 2027 proposed budget could account for conducting a new reserve study.

123 **EIGHTH ORDER OF BUSINESS:** **Audience Comments – New Business** (*Limited to*
124 *3 minutes per individual for non-agenda items*)

125 There being none, the next item followed.

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

127 *The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on*
128 *January 12, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista*
129 *Drive, Riverview, Florida 33578.*

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

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

132 **ELEVENTH ORDER OF BUSINESS:** **Adjournment**

133 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
134 adjourned the meeting at 6:42 p.m., for Magnolia Park Community Development District.

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

138 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
139 **noticed meeting held on February 9, 2026.**

140
141

Barry Jeskewich, Secretary

David Turner, Chair



EXHIBIT 12



Magnolia Park Community Development District

*Financial Statements
(Unaudited)*

*Period Ending
November 30, 2025*



Magnolia Park CDD
Balance Sheet
November 30, 2025

	General Fund	2020 Debt Service Fund	Total
1 Assets:			
2 Operating Account	\$ 1,390,533	\$ -	\$ 1,390,533
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	27,190	27,190
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	538,535	95,391	633,926
11 Undeposited funds	-	-	-
12 Due From Other	-	8,329	8,329
13 Prepaid Items	-	-	-
14 Deposits	460	-	460
15 Total Assets	<u>\$ 1,929,529</u>	<u>\$ 138,410</u>	<u>\$ 2,067,939</u>
16 Liabilities:			
17 Accounts Payable	\$ 2,081	\$ -	2,081
18 Due to Other	8,329	-	8,329
19 Deferred Revenue	<u>538,535</u>	<u>95,391</u>	<u>633,926</u>
20 Total Liabilities	<u>548,944</u>	<u>95,391</u>	<u>644,336</u>
21 Fund Balance:			
22 Non-Spendable:			
23 Prepaid & Deposits	460	-	460
24 Assigned:			
25 Capital Reserves	560,785	-	560,785
26 Operating Capital	245,020	-	245,020
27 Unassigned	<u>574,319</u>	<u>43,019</u>	<u>617,338</u>
28 Total Fund Balance	<u>1,380,584</u>	<u>43,019</u>	<u>1,423,603</u>
29 Total Liabilities & Fund Balance	<u>\$ 1,929,529</u>	<u>\$ 138,410</u>	<u>\$ 2,067,939</u>



Magnolia Park

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to November 30, 2025

	Adopted Budget	Current Month	Year to Date	Variance +/(-)	% of Budget
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 47,020	\$ 47,020	\$ (538,535)	8.03%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ 47,020	\$ 47,020	\$ (541,735)	7.99%
6 Expenditures:					
7 Administrative					
8 Board of Supervisors	\$ 12,000	\$ 800	\$ 1,600	\$ (10,400)	13.33%
9 Payroll Taxes	918	61	122	(796)	13.33%
10 Payroll Services	650	50	100	(550)	15.38%
11 Management Consulting Services	38,582	3,215	6,430	(32,152)	16.67%
12 General Administrative	4,542	379	757	(3,785)	16.67%
13 Miscellaneous & Contingency	2,293	-	-	(2,293)	0.00%
14 Assessment Administration	6,736	561	1,123	(5,613)	16.67%
15 Auditing	3,500	-	-	(3,500)	0.00%
16 Insurance - Liability, Property & Casualty	13,112	-	11,910	(1,202)	90.83%
17 Regulatory & Permit Fees	175	-	175	-	100.00%
18 Legal Advertisments	1,000	-	74	(926)	7.44%
19 Engineering Services	12,000	4,667	4,667	(7,333)	38.89%
20 Legal Services	12,000	-	-	(12,000)	0.00%
21 Postage & Freight (Mass Mailing)	1,500	-	29	(1,471)	1.93%
22 Website	2,600	50	101	(2,499)	3.88%
23 Meeting Room	4,428	-	369	(4,059)	8.33%
24 Total Administrative	116,036	9,784	27,458	(88,578)	23.66%
25 Debt Service Administration					
26 Trustee Fees	4,149	-	346	(3,803)	8.33%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	541	(2,704)	16.67%
29 Total Debt Service Administration	8,044	270	887	(7,157)	11.02%
30 Field Operations					
31 Electricity General	3,000	154	329	(2,671)	10.95%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,927	3,854	(19,646)	16.40%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	7,920	11,111	(34,099)	24.58%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	400	1,995	(8,005)	0.20
38 Landscape Maintenance	189,480	14,917	30,724	(158,756)	16.21%
39 Landscape Replenishment	10,000	-	8,157	(1,843)	81.57%
40 Landscape Extra Projects	12,500	8,857	21,286	8,786	170.29%
41 Tree Trimming	1,715	348	348	(1,367)	20.31%



42	Field Contingency	18,000	-	-	(18,000)	0.00%
43	Renewal & Replacement Reserve	134,700	6,429	6,429	(128,271)	4.77%
44	Total Field Operations	464,675	40,952	84,333	(380,342)	18.15%
45	Total Expenditures	\$ 588,755	\$ 51,006	\$ 112,677	\$ (476,078)	19.14%

47 Other Financing Sources (Uses)

48	Transfer In	-	-	-
49	Transfer Out	-	-	-
50	Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -
51	Fund Balance - Beginning			1,446,241
46	Excess of Revenues Over (Under) Expenditures	\$ (3,986)	\$ (65,657)	
52	Fund Balance - Ending			\$ 1,380,584

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

	Adopted Budget	Year to Date	Variance +/(−)
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 8,329	\$ (95,391)
3 Interest	-	356	356
4 Total Revenues	<u>\$ 103,720</u>	<u>\$ 8,685</u>	<u>\$ (95,036)</u>
5 Expenditures:			
6 Debt Service Requirement			
7 November 1, 2025			
8 Interest	21,700	21,700	-
9 Principal	60,000	-	(60,000)
10 November 1, 2026			
11 Interest	20,500	-	(20,500)
12 Total Expenditures	<u>\$ 102,200</u>	<u>\$ 21,700</u>	<u>\$ (80,500)</u>
13 Excess of Revenues Over (Under) Expenditures	\$ 1,520	\$ (13,016)	
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	-	56,034	-
19 Debt Service Reserve Fund	509,453	-	-
19 Fund Balance - Ending	<u>\$ 510,973</u>	<u>\$ 43,019</u>	



Magnolia Park CDD
Check Register
FY2026

Date	Num	Name	Memo	Deposits	Disbursements	Balance
9/30/2025						\$ 1,512,453.26
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	Falkenburg/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
10/31/2025			EOM TOTALS	0.00 #	119,613.35	1,392,839.91
11/03/2025			Deposit	4,788.27		1,397,628.18
11/05/2025	01ACH110525	Google Services	Monthly services	50.40		1,397,577.78
11/06/2025	100317	Premier Lakes, Inc.	Invoice: 3031 (Reference: Annual Lake Maintenance.) Invoice: 2960 (Reference: Semi-Annual Wet...	7,920.00		1,389,657.78
11/07/2025			Deposit	4,447.76		1,394,105.54
11/12/2025	100318	United Land Services	Invoice: 178775 (Reference: Job #187403 - Magnolia Park CDD - Removed Vegetation Along Fence Pon...	8,157.33		1,385,948.21
11/12/2025	100319	VESTA DISTRICT SERVICES	Invoice: 429504 (Reference: Monthly Management fees.)	4,425.42		1,381,522.79
11/14/2025	100320	United Land Services	Invoice: 179875 (Reference: ob #176263 - Magnolia Park CDD Landscape Maintenance November 2025. ...	21,345.57		1,360,177.22
11/14/2025			Deposit	23,205.80		1,383,383.02
11/18/2025	100321	Stantec Consulting Services, Inc	Invoice: 2481875 (Reference: Engineering services.)	4,666.96		1,378,716.06
11/18/2025	100322	VESTA DISTRICT SERVICES	Invoice: 429440 (Reference: Billable Expenses - Oct 2025.)	398.00		1,378,318.06
11/21/2025	1788	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Invoice Fee/Update Form	175.00		1,378,143.06
11/21/2025	100323	United Land Services	Invoice: 180440 (Reference: Job #193871 - Magnolia Park CDD Pond 32 Cleanup 11/17/2025.) Invo...	9,605.44		1,368,537.62
11/21/2025	112125BOS1	Adelmarie Bones	BOS MTG 11/10/25	184.70		1,368,352.92
11/21/2025	112125BOS2	DAVID TURNER	BOS MTG 11/10/25	184.70		1,368,168.22
11/21/2025	112125BOS3	Engage Peo	BOS MTG 11/10/25	172.40		1,367,995.82
11/21/2025	112125BOS4	Jean Williams	BOS MTG 11/10/25	184.70		1,367,811.12
11/21/2025	112125BOS5	Robert Shannon	BOS MTG 11/10/25	184.70		1,367,626.42
11/21/2025			Deposit	22,907.05		1,390,533.47
11/30/2025			EOM TOTALS	55,348.88 #	57,655.32	1,390,533.47



EXHIBIT 13



Magnolia Park Community Development District

*Financial Statements
(Unaudited)*

*Period Ending
December 31, 2025*



Magnolia Park CDD
Balance Sheet
December 31, 2025

	General Fund	2020 Debt Service Fund	Total
1 Assets:			
2 Operating Account	\$ 1,967,732	\$ -	\$ 1,967,732
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	27,297	27,297
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	23,643	4,188	27,831
11 Undeposited funds	-	-	-
12 Due From Other	-	100,191	100,191
13 Prepaid Items	355	-	355
14 Deposits	460	-	460
15 Total Assets	<u>\$ 1,992,189</u>	<u>\$ 139,175</u>	<u>\$ 2,131,365</u>
16 Liabilities:			
17 Accounts Payable	\$ 4,991	\$ -	4,991
18 Due to Other	100,191	-	100,191
19 Deferred Revenue	23,643	4,188	27,831
20 Total Liabilities	<u>128,825</u>	<u>4,188</u>	<u>133,013</u>
21 Fund Balance:			
22 Non-Spendable:			
23 Prepaid & Deposits	815	-	815
24 Assigned:			
25 Capital Reserves	560,785	-	560,785
26 Operating Capital	245,020	-	245,020
27 Unassigned	1,056,745	134,988	1,191,732
28 Total Fund Balance	<u>1,863,365</u>	<u>134,988</u>	<u>1,998,352</u>
29 Total Liabilities & Fund Balance	<u>\$ 1,992,189</u>	<u>\$ 139,175</u>	<u>\$ 2,131,365</u>



Magnolia Park

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to December 31, 2025

	Adopted Budget	Current Month	Year to Date	Variance +/(-)	% of Budget
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 518,671	\$ 561,912	\$ (23,643)	95.96%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ 518,671	\$ 561,912	\$ (26,843)	95.44%
6 Expenditures:					
7 Administrative					
8 Board of Supervisors	\$ 12,000	\$ 600	\$ 2,200	\$ (9,800)	18.33%
9 Payroll Taxes	918	46	168	(750)	18.33%
10 Payroll Services	650	50	150	(500)	23.08%
11 Management Consulting Services	38,582	3,215	9,646	(28,936)	25.00%
12 General Administrative	4,542	379	1,136	(3,407)	25.00%
13 Miscellaneous & Contingency	2,293	-	-	(2,293)	0.00%
14 Assessment Administration	6,736	561	1,684	(5,052)	25.00%
15 Auditing	3,500	-	-	(3,500)	0.00%
16 Insurance - Liability, Property & Casualty	13,112	-	11,910	(1,202)	90.83%
17 Regulatory & Permit Fees	175	-	175	-	100.00%
18 Legal Advertisments	1,000	-	74	(926)	7.44%
19 Engineering Services	12,000	-	4,667	(7,333)	38.89%
20 Legal Services	12,000	3,034	3,034	(8,966)	25.28%
21 Postage & Freight (Mass Mailing)	1,500	-	29	(1,471)	1.93%
22 Website	2,600	50	151	(2,449)	5.82%
23 Meeting Room	4,428	366	1,104	(3,324)	24.93%
24 Total Administrative	116,036	8,301	36,128	(79,908)	31.14%
25 Debt Service Administration					
26 Trustee Fees	4,149	-	4,247	98	102.37%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	811	(2,434)	25.00%
29 Total Debt Service Administration	8,044	270	5,058	(2,986)	62.88%
30 Field Operations					
31 Electricity General	3,000	200	528	(2,472)	17.60%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,927	5,781	(17,719)	24.60%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	3,120	14,231	(30,979)	31.48%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	-	1,995	(8,005)	0.20
38 Landscape Maintenance	189,480	14,917	45,641	(143,839)	24.09%
39 Landscape Replenishment	10,000	2,500	10,657	657	106.57%
40 Landscape Extra Projects	12,500	-	21,286	8,786	170.29%
41 Tree Trimming	1,715	-	348	(1,367)	20.31%



42	Field Contingency	18,000	395	395	(17,605)	2.19%
43	Renewal & Replacement Reserve	134,700	-	6,429	(128,271)	4.77%
44	Total Field Operations	464,675	23,059	107,391	(357,284)	23.11%
45	Total Expenditures	\$ 588,755	\$ 31,630	\$ 148,578	\$ (440,177)	25.24%

47 Other Financing Sources (Uses)

48	Transfer In	-
49	Transfer Out	-
50	Total Other Financing Sources (Uses)	\$ -
51	Fund Balance - Beginning	1,450,030
46	Excess of Revenues Over (Under) Expenditures	\$ 487,040
52	Fund Balance - Ending	\$ 1,863,365

Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to December 31, 2025

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 99,532	\$ (4,188)
3 Interest	-	462	462
4 Total Revenues	<u>\$ 103,720</u>	<u>\$ 99,994</u>	<u>\$ (3,726)</u>
 5 Expenditures:			
6 Debt Service Requirement			
7 November 1, 2025			
8 Interest	21,700	21,700	-
9 Principal	60,000	-	(60,000)
10 November 1, 2026			
11 Interest	20,500	-	(20,500)
12 Total Expenditures	<u>\$ 102,200</u>	<u>\$ 21,700</u>	<u>\$ (80,500)</u>
 13 Excess of Revenues Over (Under) Expenditures	<u>\$ 1,520</u>	<u>\$ 78,294</u>	
 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	-	56,693	-
19 Debt Service Reserve Fund	509,453	-	-
 19 Fund Balance - Ending	<u>\$ 510,973</u>	<u>\$ 134,988</u>	



Magnolia Park CDD
Check Register
FY2026

Date	Num	Name	Memo	Deposits	Disbursements	Balance
9/30/2025						\$ 1,512,453.26
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
10/31/2025			EOM TOTALS	0.00 #	119,613.35	1,392,839.91
11/03/2025			Deposit	4,788.27		1,397,628.18
11/05/2025	01ACH110525	Google Services	Monthly services	50.40		1,397,577.78
11/06/2025	100317	Premier Lakes, Inc.	Invoice: 3031 (Reference: Annual Lake Maintenance.) Invoice: 2960 (Reference: Semi-Annual Wet...	7,920.00		1,389,657.78
11/07/2025			Deposit	4,447.76		1,394,105.54
11/12/2025	100318	United Land Services	Invoice: 178775 (Reference: Job #187403 - Magnolia Park CDD - Removed Vegetation Along Fence Pon...	8,157.33		1,385,948.21
11/12/2025	100319	VESTA DISTRICT SERVICES	Invoice: 429504 (Reference: Monthly Management fees.)	4,425.42		1,381,522.79
11/14/2025	100320	United Land Services	Invoice: 179875 (Reference: ob #176263 - Magnolia Park CDD Landscape Maintenance November 2025. ...	21,345.57		1,360,177.22
11/14/2025			Deposit	23,205.80		1,383,383.02
11/18/2025	100321	Stantec Consulting Services, Inc	Invoice: 2481875 (Reference: Engineering services.)	4,666.96		1,378,716.06
11/18/2025	100322	VESTA DISTRICT SERVICES	Invoice: 429440 (Reference: Billable Expenses - Oct 2025.)	398.00		1,378,318.06
11/21/2025	1788	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Invoice Fee/Update Form	175.00		1,378,143.06
11/21/2025	100323	United Land Services	Invoice: 180440 (Reference: Job #193871 - Magnolia Park CDD Pond 32 Cleanup 11/17/2025.) Invo...	9,605.44		1,368,537.62
11/21/2025	112125BOS1	Adelmarie Bones	BOS MTG 11/10/25	184.70		1,368,352.92
11/21/2025	112125BOS2	DAVID TURNER	BOS MTG 11/10/25	184.70		1,368,168.22
11/21/2025	112125BOS3	Engage Peo	BOS MTG 11/10/25	172.40		1,367,995.82
11/21/2025	112125BOS4	Jean Williams	BOS MTG 11/10/25	184.70		1,367,811.12
11/21/2025	112125BOS5	Robert Shannon	BOS MTG 11/10/25	184.70		1,367,626.42
11/21/2025			Deposit	22,907.05		1,390,533.47
11/30/2025			EOM TOTALS	55,348.88 #	57,655.32	1,390,533.47
12/02/2025	01ACH120225	TECO	Magnolia Park Blvd PH F 10.02.25- 11.03.25	978.15		1,389,555.32
12/02/2025	02ACH120225	TECO	6510 Falkenburg Rd 10.01.25- 10.31.25	153.84		1,389,401.48
12/02/2025	03ACH120225	TECO	Faulkenburg/Progress 10.02.25- 11.03.25	948.88		1,388,452.60
12/02/2025	100324	Premier Lakes, Inc.	Invoice: 3111 (Reference: Annual Lake Maintenance.)	3,120.00		1,385,332.60
12/03/2025			Deposit	79,022.92		1,464,355.52
12/05/2025	01ACH120525	Google Services	Monthly services	50.40		1,464,305.12
12/05/2025			Deposit	520,728.60		1,985,033.72
12/10/2025	100325	Kutak Rock LLP	Invoice: 3670361 (Reference: General Counsel Oct 25.)	2,093.00		1,982,940.72
12/12/2025	121225BOS1	DAVID TURNER	BOS MTG 12/8/25	184.70		1,982,756.02



12/12/2025	121225BOS2	Engage Peo	BOS MTG 12/8/25	141.80	1,982,614.22
12/12/2025	121225BOS3	Jean Williams	BOS MTG 12/8/25	184.70	1,982,429.52
12/12/2025	121225BOS4	Robert Shannon	BOS MTG 12/8/25	184.70	1,982,244.82
12/15/2025	100326	Miami Bee Removal Corp.	Invoice: 18561 (Reference: Bee Removal Service From Fence.)	395.00	1,981,849.82
12/15/2025	100327	United Land Services	Invoice: 183610 (Reference: Landscape Enhancement.)	14,917.00	1,966,932.82
12/15/2025	100328	VESTA DISTRICT SERVICES	Invoice: 429992 (Reference: Management Fees Dec 25.)	4,425.42	1,962,507.40
12/15/2025	100329	Unleashed Fencing	Invoice: 1729 (Reference: Fencing Replacement.)	2,500.00	1,960,007.40
12/18/2025	100330	Kutak Rock LLP	Invoice: 3673409 (Reference: General Counsel Nov 25.)	941.00	1,959,066.40
12/19/2025			Deposit	10,791.72	1,969,858.12
12/31/2025	01ACH123125	TECO	Falkenburg/Progress 11.04.25- 12.03.25	948.88	1,968,909.24
12/31/2025	02ACH123125	TECO	Magnolia Park Blvd PH F 11.04.25- 12.03.25	978.15	1,967,931.09
12/31/2025	03ACH123125	TECO	6510 Falkenburg Rd 11.01.25- 12.02.25	199.50	1,967,731.59
12/31/2025			EOM TOTALS	610,543.24 #	33,345.12 1,967,731.59