

**MAGNOLIA PARK  
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Monday, March 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](mailto:cdimaculangan@vestapropertyservices.com)

### I. Roll Call

### II. Staff Reports 1

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

1. Presentation of Wetland U Environmental Review ([external link](#))

[Exhibit 1](#)

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

### IV. Business Matters

A. Board of Elected Supervisors

1. Consideration of Appointment to Board Vacancy (Seats #3 and #5 Vacant)

2. Administration of Oath of Office

[Exhibit 2](#)

3. New Supervisor Information Sheet

[Exhibit 3](#)

4. Consideration & Adoption of **Resolution 2026-02**, Re-Designating Officers

[Exhibit 4](#)

5. 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 03/02

[Exhibit 5](#)

2. Aquatic Maintenance Services Report (February 2026) – *Premier Lakes*

[Exhibit 6](#)

3. Landscape Maintenance (February 2026) – *Cristi Cochran, United Land Services*

[Exhibit 7](#)

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



- i. #214766 – Installation of Replacement Oaks and Magnolia Trees (7 each) with Gator bags, mulch, stakes, bubblers - \$22,890.00 total [Exhibit 8](#)
- ii. #217017 – Irrigation Repairs for Issues found during February 2026 Inspection - \$4,550.00 [Exhibit 9](#)
- 4. Field Operations Report – *Michael Bush, Vesta District Services* [Exhibit 10](#)

**V. Staff Reports 2**

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

**VI. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 9, 2026 [Exhibit 11](#)
- B. Consideration and Acceptance of the January 2026 Unaudited Financial Report [Exhibit 12](#)

**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, April 13, 2026**

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

**X. Adjournment**



# EXHIBIT 1

*Note: due to file size constraints, this exhibit has been uploaded separately.*

[Link to Exhibit](#)



# 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](mailto: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

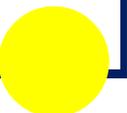
\_\_\_\_\_  
Street or Post Office Box

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

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**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 9<sup>th</sup> Day of March, 2026.

ATTEST:

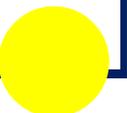
**MAGNOLIA PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors



# EXHIBIT 5



## Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
164	2026-02-18	Field Manager	Tibbs	6312 Yellow Buckey Dr	The light cover has come off the MP Southwest entrance sign off of Faulkenburg Rd.	
163	2026-02-08	Landscape	Hamilton	4949 White Sanderling Ct	There is a dead tree along the bank of Pond 29 in Harvest Creek, behind the unit of 4949 White Sanderling Ct. Tree needs removal.	
162	2026-02-08	Aquatics	Hamilton	4949 White Sanderling Ct	Pond 29 in Harvest Creek Townhomes has been significantly overgrown with both dead and live foliage. The pond is in need of clean out.	
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					Message	Resolution
#	Date Created	To:	Name	Address		
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					Message	Resolution
#	Date Created	To:	Name	Address		
153	2025-10-27 1	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. I am writing as a homeowner and resident of Magnolia Park East to formally raise concern regarding erosion along the banks of the retention pond located directly behind my property at 9007 Sienna Moss Lane, Riverview, FL 33578 (and my neighbors to the right and left of my property). Since moving into my home (built in 2008), I have observed ongoing erosion of the pond banks. In the recent year, this issue has worsened significantly, with a portion of the bank collapsing in during/just after Hurricanes Helene and Milton. To prevent further damage, I personally placed concrete bags and back-filled soil in an effort to stabilize the area. However, this is not a longterm or sufficient solution, as the erosion continues to progress along several feet.</p> <p>As the CDD is responsible for maintaining the retention ponds and surrounding lands, I believe it is imperative that the District monitor these areas regularly and address erosion issues before they impact adjacent homeowners' property and structures. At the August 11, 2025, CDD meeting, I raised this concern during the meeting, asking for clarification about a 'pond bank erosion repair schedule' mentioned and found on the May 12, 2025, agenda and meeting notes. Clarification was provided that this board agenda item was for a different pond, referenced with a pond ID number that didn't appear on the CDD maintenance map published on the CDD website, at the time of the meeting. I specifically referenced pond numbers 6 and 7 found in Magnolia Park East, which sit at the southern end of Watson Woods Way, and due south of Sienna Moss Lane. I even referenced my home address, after a gentleman in attendance to the meeting (perhaps either on the Board or a contractor of the Board) stated that he would be out in the area tomorrow (August 12, 2025) and would stop by. I let him know that I work from home and would appreciate him stopping by to observe and assess the banks behind our house. To date, I have not received any follow-up communication.</p> <p>I respectfully request that the CDD:</p> <ol style="list-style-type: none"> <li>1. Conduct a thorough inspection of the pond banks for pond number 6 behind our property and the surrounding areas (pond 7).</li> <li>2. Provide a clear plan and timeline for erosion control measures.</li> <li>3. Install a retaining wall or other appropriate stabilization solution behind my property to prevent further</li> </ol>	



## Magnolia Park CDD Website Field Service Requests

Entry #		Date Created	To:	Name	Address	Message	Resolution
152	2025-10-19 2	Landscape	Wellmaker	4615 somerset hill lane	Concerns of conservation area ponds especially the conservation area in Magnolia Park East on the corner of 4615 Somerset Hill Ln. this conservation area has not been maintained in a little over three years now and has grown completely to the sidewalk. It is in desperate need to be cut back, majorly the children including mine are not even able to play or ride the bikes on the sidewalk due to the bushes and weeds, crossing and blocking the sidewalks in our HOA community. please this needs to be cut back ASAP as far as possible. It is a huge eyesore as well, and it sadden myself in the community that this is not being kept up.		
151	2025-09-26 1	Field Manager	Moore	9213 Mountain Magnolia Dr	<p>Good morning,</p> <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 0	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 1	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					Message	Resolution
#	Date Created	To:	Name	Address		
148	2025-09-15 1	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 thr 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 0	Field Manager	Ciudad Real	6334 yellow buckeye dr	<p>I would like to get my back fence line maintained since it is on the map but hasn't been maintained in years</p>	Bush reached out to landscaping to look at the area
146	2025-09-10 1	Landscape	Foll	5214 Fallen Leaf Drive	<p>Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but this overgrowth is unacceptable. A representative from Yellowbird is arguing with me that it is not their responsibility but it needs to be addressed. Can someone please assist?</p>	Bush reached out to landscaping to look at the area
145	2025-09-10 1	Landscape	Pieslak	4833 white sanderling ct	<p>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.</p>	Waiting on approval to get this done
144	2025-09-10 1	Field Manager	Faville	8941 Turnstone Haven Place	<p>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.</p>	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	1	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	1	Landscape	Stephenson	8417 Loblolly Pine Ct	Last year the hurricanes knocked over a couple trees that are in the CDD property into my yard. The crew came out and trimmed the trees but left the stumps. They told me they would be back soon to grind the stumps since they didn't have the equipment with them. It has almost been a full year and no stumps have been removed. Grass is growing over them and the they cause water to pool on my property when it rains. When will someone be out to take care of this?	Board is waiting to make decisions on replacing all fallen trees from hurricane. (Tree replacement options presented by ULS at April & May 2025 mtgs)
141	2025-08-12	1	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				Message	Resolution	
#	Date Created	To:	Name	Address		
140	2025-07-24 0	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 1	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					Message	Resolution
#	Date Created	To:	Name	Address		
138	2025-07-08 0	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 1	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					Message	Resolution
#	Date Created	To:	Name	Address		
133	2025-06-16 0	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 1	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					Message	Resolution
#	Date Created	To:	Name	Address		
129	2025-06-03 1	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 2	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					Message	Resolution
#	Date Created	To:	Name	Address		
127	2025-05-28 1	Landscape	Jimenez	9013 Mountain Magnolia Dr	We were told by the EPC that the CDD is responsible for the fence line to the pond where our grass is very overgrown. They said the CDD needs to requests a permit (that has expired but the a new one is good for 3 years) to clean up the area. We have emailed and haven't heard back. This area has been maintained well for the past 6 years but over the past year left to over grow severely. If the CDD doesn't want to be responsible they can sign over the rights to us as the home owner to obtain the permit and we can maintain the area ourselves. Either way someone please get back with me. Thank you.	This has been discussed with Greg and United. We have to apply for permits to cut this area, we are thinking it would be done once or twice a year.
126	2025-05-19 1	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					Message	Resolution
#	Date Created	To:	Name	Address		
125	2025-05-14 1	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 1	Landscape	Janakiram	9023 Mountain Magnolia Dr	<ol style="list-style-type: none"> <li>1. Backyard grass has to be mowed</li> <li>2. Palm tree in the backyard needs to be trimmed and coiled plants has to be removed .</li> </ol>	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					Message	Resolution
#	Date Created	To:	Name	Address		
123	2025-05-12 1	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





## Magnolia Park CDD

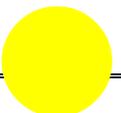
Aquatics inspection

2/27/2026

[www.premierlakesfl.com](http://www.premierlakesfl.com)

CustomerSupport@PremierLakesFL.com

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





25



**Comments:**

The submerged vegetation is about 90% gone, with some floating dead material still remaining. It continues to improve month-to-month. Treated today to assist in breaking down.

**Action Required**

Continue to monitor submerged vegetation

**Target:**

Baby Tears

26



**Comments:**

All of the submerged vegetation is now gone in this pond. A dramatic difference.

**Action Required**

**Target:**





13



**Comments:**

Shoreline weeds are beginning to regrow, to be treated next visit. Minor planktonic algae observed, treated during this visit.

**Action Required**

Shoreline Weed Treatment

**Target:**

Torpedo Grass & Alligator Weed

12



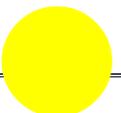
**Comments:**

Minor planktonic algae observed, treated during this visit.

**Action Required**

Routine Maintenance

**Target:**





11



**Comments:**

Minor planktonic algae observed, treated during this visit.

**Action Required**

Routine Maintenance

**Target:**

16



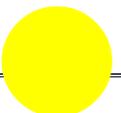
**Comments:**

This pond is in great condition.

**Action Required**

Routine Maintenance

**Target:**





15



**Comments:**

Shoreline weeds are beginning to regrow, to be treated next visit. More significant planktonic algae were observed and treated during this visit.

**Action Required**

Shoreline Weed Treatment

**Target:**

Misc. Weeds

14



**Comments:**

Littoral plants damaged from the freeze, but should recover or regrow from the roots.

**Action Required**

Shoreline Weed Treatment

**Target:**

Misc. Weeds.





17



**Comments:**

This pond is in great condition.

**Action Required**

Routine Maintenance

**Target:**

18



**Comments:**

This pond is in great condition

**Action Required**

Routine Maintenance

**Target:**





20



**Comments:**

Shoreline weeds are beginning to regrow, to be treated next visit. Minor planktonic algae observed, treated during this visit.

**Action Required**

Shoreline weed treatment

**Target:**

Misc. Weeds

21



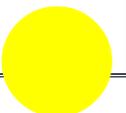
**Comments:**

This pond is in excellent condition. The littoral shelf is very dry right now.

**Action Required**

Routine Maintenance

**Target:**





22



**Comments:**

This pond had a planktonic algae bloom, which was treated during this visit.

**Action Required**

Routine Maintenance

**Target:**

24



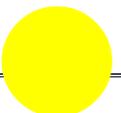
**Comments:**

This pond is in great condition.

**Action Required**

Routine Maintenance

**Target:**



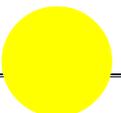


## Management Summary

Pond 26 is now the only pond with submerged vegetation being a concern, but it is at about 90% reduction. It was treated during this visit to assist with the decay. I expect it to be resolved by April, but hopefully in March. There was planktonic algae in a good number of lakes during today's visit, but I was able to treat it while taking the pictures. I expect we should see good results from these treatments.

Overall, the property is in great shape, with some shoreline weeds beginning to grow back in on most ponds, to be treated in March. We should expect to see increased growth as we begin to warm up.

Thank you!



# EXHIBIT 7





Cristi Cochran  
ULS

# FEBRUARY LANDSCAPE AUDIT

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Magnolia Park CDD

Monday, February 23, 2026

Prepared For Board Of Supervisors

10 Issues Identified





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### **ISSUE 1**

Assigned To ULS Crew

Knock back Brazilian pepper on Majestic Magnolia



---

### **ISSUE 2**

Assigned To ULS Crew

Flush cut these sago stumps on Falkenburgh East side



---

### **ISSUE 3**

Assigned To ULS Irrigation

Appears we have a leak along Falkenburgh, will submit quote



---

### **ISSUE 4**

Assigned To ULS Crew

Continue pruning dead juniper branches on Falkenburg



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### **ISSUE 5**

Assigned To Board

Flowers stressed due to recent cold snap





---

### **ISSUE 6**

Assigned To Board

Fallen Leaf and Hillcroft dead Sabal Palm, will propose removing



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### **ISSUE 7**

Assigned To ULS Crew

Trim viburnum growing through fence behind homes on Hillcroft



---

### **ISSUE 8**

Assigned To ULS Crew

Trim pump station hedge Hillcroft



---

### **ISSUE 9**

Assigned To ULS Crew

Trim hedges next visit



---

### **ISSUE 10**

Assigned To ULS Crew

Remove these annuals Mag Park East near gate



# EXHIBIT 8





Proposal #214766

Date: 2/10/2026

PO #

Customer:

[Empty box for customer name]

Property:

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

## 2026 Install Replacement Oaks and Magnolia Trees

Provide Labor, Equipment & Material to Deliver & Install The Following:

- 7 - 65 Gallon Live Oaks (14' High X 5' Wide X 3" Caliper)
- 7 - 65 Gallon Magnolia "Miss Chloe" (11' High X 5' Wide X 3" Caliper)
- Install Gator Bag on Each Tree
- Stake Trees With Pro 40 Kits (4 Per Tree)
- Install Tree Bubbler on Each Tree
- Add Mulch To Each Tree Ring
- Pricing = \$1680.00 Per Live Oak & \$1590.00 Per Magnolia

Magnolia tree = M    Oak tree = O



**Services Billed Upon Completion**

Description of Services	Total cost
Property Improvements	\$22,890.00

By \_\_\_\_\_

**Cristi Cochran**

Date 2/10/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Magnolia Park CDD**



**Property Improvements**





# EXHIBIT 9





**Proposal #217017**

**Date: 2/23/2026**

**PO #**

**Customer:**

**Property:**

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

## 2026 February Irrigation Repairs

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

- Controller A
  - Replace 5 Broken Rotors
  - Labor to Track Zone 4 Valve
- Controller B
  - Track and Assess Zone 9 - Low Pressure
- Controller C
  - Repair Lateral Line Break Zone 12
- Controller D
  - Replace Solenoid & Decoder, Repair Lateral Line Break Zone 1
  - Replace Spray Zone 5 & 13
  - Replace Decoder and Solenoids Zones 17, 20, 21
  - Track and Assess Zone 18 With Low Pressure
- Controller E
  - Track and Assess Zone Valve with Low Pressure Zone 6
  - Replace Filter Zone 4
  - Replace Broken Rotors Zones 11, 19
- Controller F
  - Track Valve Not Responding Zone 5
  - Track and Assess Valve With Low Pressure Zone 8
  - Replace Broken Spray Zone 7
  - Raise Valve Boxes That Are Below Grade Zones 1, 2, 4, 5, 6, 7, 8
- Controller G
  - Clock Failure - Recommend Replacing With Hunter ACC2 For 2 Wire System

**Services Billed Upon Completion**

Description of Services	Total cost
Irrigation Repair	\$4,550.00

By \_\_\_\_\_

**Cristi Cochran**

Date 2/23/2026

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Magnolia Park CDD**



**Irrigation Repair**





Job Name: Magnolia Park A  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: right of 9010 Aspen Hollow  
 Date: 2-17-26



Program	Start Time	Seasonal Adjust %	Run Days
A			M T W T H F S S
B			M T W T H F S S
C 6pm			M T <u>W</u> T H F S S
D			M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter Controller Model: ACCZ  
 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 Centrifigual  
 Pump Start Submersible

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

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

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

Comments: All controllers have been set to run 1 day a week (wednesday)  
Per Hillsborough County restrictions  
 Tech Name: Tyler W

Job Name: Magnolia Park B  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: @ Pool  
 Date: 2-17-26



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Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D <u>Ham</u>			M T <u>(W)</u> 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 2  
 Controller Status: Working Two Wire Conventional  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim 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 - Bubblers - MP									D/M							
Turf - Shrub - Annuals									S/A							
Run Time (Program A)									60							
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

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

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

Comments: Sensor 4 Alarm  
Valve 9 needs to be located, zone is very low pressure,

Tech Name: Tyler W

Job Name: Magnolia Park C 1/2  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Near white fence @ entry  
 Date: 2-18-26



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

Controller Make: Hunter Controller Model: Acc2  
 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 Centrifigual  
 Pump Start Submersible

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

CONTRACT/MAINT. REPAIRS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Maintenance Repairs																		
Partially Clogged Nozzle					1		3				2			1				
Cut Drip Line			1								1				1			
Head Straightened / Adjusted							1					1						

BILLABLE REPAIR		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Head Broken 6" Spray															1			
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		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
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: Magnolia Park C 2/2  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #Location: Left of 9253 Hillcroft  
 Date: 7-18-26



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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			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  
 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 Centrifigual  
 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	MPC	S														
Turf - Shrub - Anuals	T	T														
Run Time (Program A )	18	18														
Run Time (Program B )																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

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

Comments: There is a missing head on zone 1 near house, need to locate.

Tech Name: Tyler W

Job Name: Magnolia Park F  
 Job Number: \_\_\_\_\_  
 Controller #/Location: @ well behind Pond 22  
 Date: 2-18-26



Page: 6 of 9

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 4am			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: Acc2  
 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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP	D	B	S	S	D	S	S	D/mj								
Turf - Shrub - Annuals	S	Tree	T	T	S	T	T	S/A								
Run Time (Program A)			20	20		20	20	Bmc								
Run Time (Program B)	15	1			15			15								
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

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					1			0								
Head Broken 4" Rotor					2			2								
Head Broken 6" Rotor					2			2								
Broken Riser					1			0								
Nozzle Fixed								1								
Nozzle MP Rotator					1			2								
Lateral Line Clogged					1			1								
Drip Line Clogged					1			1								
Drip Line Repair					1			1								
Lateral Line Break .5-1"					1			1								
Lateral Line 1.5"+								0								
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box	1	1		1	1	1	1	1								
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"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral			1					3								

Comments: Valve boxes for valves 1, 2, 4, 5, 6, 7, 8 + surrounding junction boxes need to be raised to be flush with the grade. (10 Total)

Tech Name: Tyler W

Job Name: Magnolia Park G  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #Location: @ perimeter by lift station  
 Date: 2-17-26



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

Controller Make: Hunter Controller Model: ACC  
 Controller Status: Working Conventional  
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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Annuals																
Run Time (Program A )																
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: Alarm - (clock fail - service)  
Controller will need to be upgraded to a Hunter ACC2 (Two wire)  
 Tech Name: Tyler W

Job Name: Magnolia Park D1/2  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: right of 9303 treadwater  
 Date: 2-18-26



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: Hunter Controller Model: acc2  
 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	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubblers - MP	D/M	S	D	D	S	D	S	D	D	S	D	S	S	D	S	D
Turf - Shrub - Annuals	S/A	T	S	S	T	S	a	S	S	T	S	T	A	S	T	S
Run Time (Program A)	W	45			45		45		45	45		45	45	45	45	45
Run Time (Program B)	15		45	45		45		45	45		45			45		45
Battery Pack - Add a Zone - Doubler	BT															
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS																	
Maintenance Repairs																	
Partially Clogged Nozzle		1									2	1	1		2	1	
Cut Drip Line	1		2					1			2						
Head Straightened / Adjusted		1															

BILLABLE REPAIR																
Head Broken 6" Spray					1								1			
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"+	1															
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder	1															
Solenoid	1															
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													1			
Relocate Head or Lateral																

Comments: zone 1 is on a battery timer, need to install a solenoid (Hunter) and a ICO-100 decoder to get it back online.

Tech Name: Tyler W

Job Name: Magnolia Park 2/2

Page: 9 of 9

Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_

#/Location: right of 9303 tradewater



Date: \_\_\_\_\_

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: Hunter      Controller Model: acc2  
 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	D	S	S	S	D	S	S									
Turf - Shrub - Annuals	S	T	T	T	S	T	T									
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			3	6		1	5									
Cut Drip Line																
Head Straightened / Adjusted						2	1									

BILLABLE REPAIR																
Head Broken 6" Spray							1									
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	1				1	1										
Solenoid	1				1	1										
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: Decoders were tested on valves 17, 20, 21, will need (3) ICD-100's + (3) hunter AC solenoids.

Tech Name: Tyler W

EXHIBIT 10  
*(to be distributed)*



# EXHIBIT 11



1 **MINUTES OF MEETING**  
2 **MAGNOLIA PARK**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community  
5 Development District was held on February 9, 2026 at 5:35 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 ( <i>virtually</i> )
18 Greg Woodcock	District Engineer, Stantec ( <i>virtually</i> )
19 Thomas Mootz	United Land Services ( <i>virtually</i> )
20 Alex Kurth	Premier Lakes ( <i>virtually</i> )

21  
22 **SECOND ORDER OF BUSINESS: Staff Reports 1**

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

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

26 An audience member asked about the restoration of the south bank, which Mr. Woodcock  
27 gave an overview of the ongoing process for, noting that the first step would be obtaining  
28 proposals for its topographical and wetland line survey. Mr. Woodcock noted that one  
29 proposal had been received thus far, in the amount of \$4,870, and that surveys generally  
30 took 30 to 45 days to complete, adding that SWFWMD would need to be involved for  
31 staking the existing wetland line associated with Pond U. In response to Board questions,  
32 Mr. Woodcock stated that he would reach out to the Water Management District regarding  
33 getting documentation in writing regarding mowing the area.

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

35 A. Board of Elected Supervisors

36 1. Exhibit 1: Acceptance of Resignation of Supervisor Bones

37 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the  
38 Board accepted the resignation of Supervisor Bones from the Board of Supervisors for the  
39 Magnolia Park Community Development District.

40 2. Consideration of Appointment to Board Vacancy (Seats #3 and #5 Vacant)

41 On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board  
42 approved the authorization of Supervisor Williams to post to the community Facebook page for  
43 potential Supervisors to apply to the Board, for the Magnolia Park Community Development  
44 District.

- 45 3. Exhibit 2: Administration of Oath of Office
- 46 4. Exhibit 3: New Supervisor Information Sheet
- 47 5. Exhibit 4: Consideration & Adoption of **Resolution 2026-02**, Re-  
48 Designating Officers
- 49 6. Review of Sunshine and Public Records Laws
  - 50 a. Guide to Sunshine Amendment & Code of Ethics for Public Officers  
51 & Employees
  - 52 b. Government in the Sunshine Manual
  - 53 c. Resources for Required Ethics Training

54 B. Vendor Reports

- 55 1. Exhibit 5: Review of Magnolia Park CDD Website Maintenance Request  
56 Log Through 02/02
- 57 2. Exhibit 6: Aquatic Maintenance Services Report (December 2025 and  
58 January 2026) – *Premier Lakes*

59 Mr. Kurth presented the services reports, illustrating improvements across  
60 the two months, adding that submerged vegetation would continue to die  
61 off with time.

- 62 3. Exhibit 7: Landscape Maintenance (December 2025 and January 2026)–  
63 *Cristi Cochran, United Land Services*

64 Mr. Mootz noted that he would document the remediation in a future  
65 report once the work was completed.

- 66 a. Consideration of United Land Services Proposals (if any):
  - 67 i. Exhibit 8: #208743 – Irrigation Repairs for Issues found  
68 during December 2025 Inspection - \$2,718.13

69 On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board  
70 approved United Land Services Proposal #208743 for the Irrigation Repairs for Issues found  
71 during the December 2025 Inspection, in the amount of \$2,718.13, for the Magnolia Park  
72 Community Development District.

- 73 4. Exhibit 9: Field Operations Report – *Michael Bush, Vesta District*  
74 *Services*

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

- 76 A. District Counsel – *Tucker Mackie, Kutak Rock*
- 77 B. District Manager – *Barry Jeskewich, Vesta District Services*



- 78 1. Exhibit 10: Discussion of Magnolia Park At Riverview HOA Well  
79 Inspection And Repair Invoices - \$10,504.44

80 Mr. Jeskewich explained that the HOA had gone back through to invoices  
81 as early as January 16, 2024, and billed the CDD through a cost-sharing  
82 agreement that had been entered into in March 2018. Ms. Mackie advised  
83 that the CDD was responsible for these payments, though noted that some  
84 items in the set of invoices sent from the HOA had exceeded the threshold  
85 within the cost-share agreement which under the terms required the HOA  
86 to present these invoices in advance for written approval. Ms. Mackie  
87 explained that the CDD may have an argument regarding the responsibility  
88 for the costs of these invoices as none had previously been presented to the  
89 District, but that it was the Board's judgment call whether to proceed. Mr.  
90 Jeskewich suggested that this may have been the result of management and  
91 Board turnover on the HOA side.

92 On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the  
93 Board approved paying all HOA invoices presented in amounts not to exceed \$1,000.00, for a total  
94 amount of \$5,875.43, for the Magnolia Park Community Development District.

95

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

- 97 A. Exhibit 11: Consideration and Approval of the Minutes of the Board of  
98 Supervisors Regular Meeting Held December 8, 2025  
99 B. Exhibit 12: Consideration and Acceptance of the November 2025 Unaudited  
100 Financial Report  
101 C. Exhibit 13: Consideration and Acceptance of the December 2025 Unaudited  
102 Financial Report

103 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the  
104 Board approved all items of the Consent Agenda, as presented, for the Magnolia Park Community  
105 Development District.

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

108 There being none, the next item followed.

109 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to  
110 3 minutes per individual for non-agenda items)**

111 An audience member reported erosion at the banks of Ponds 6 and 7, as well as issues with  
112 signage not outlining trespassing laws clear enough by Pond 7. Comments were made  
113 noting that the pond erosion issue had been going on for several months, and the Board  
114 agreed to revisit the topic at the next meeting, following the Field Services Manager  
115 visiting the area and taking photos to develop a plan in addressing the issue. The audience  
116 member also noted that trespassing was an issue and that stronger verbiage would  
117 encourage property owners by the problem areas to call law enforcement when it arose.



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

119 *The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on*  
120 *March 9, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive,*  
121 *Riverview, Florida 33578.*

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

123 **TENTH ORDER OF BUSINESS: Adjournment**

124 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the  
125 Board adjourned the meeting at 6:47 p.m., for Magnolia Park Community Development District.

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

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

131 \_\_\_\_\_  
132 □ Barry Jeskewich, Secretary

\_\_\_\_\_ □ David Turner, Chair



# EXHIBIT 12



*Magnolia Park  
Community Development District*

*Financial Statements  
(Unaudited)*

*Period Ending  
January 31, 2026*



**Magnolia Park CDD**  
**Balance Sheet**  
**January 31, 2026**

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>			
2 Operating Account	\$ 1,912,872	\$ -	\$ 1,912,872
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	27,398	27,398
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	17,887	3,168	21,056
11 Undeposited funds	-	-	-
12 Due From Other	-	101,210	101,210
13 Prepaid Items	355	-	355
14 Deposits	460	-	460
<b>15 Total Assets</b>	<b><u>\$ 1,931,574</u></b>	<b><u>\$ 139,276</u></b>	<b><u>\$ 2,070,851</u></b>
<b>16 Liabilities:</b>			
17 Accounts Payable	\$ 5,579	\$ -	5,579
18 Due to Other	101,210	-	101,210
19 Deferred Revenue	17,887	3,168	21,056
<b>20 Total Liabilities</b>	<b><u>124,677</u></b>	<b><u>3,168</u></b>	<b><u>127,845</u></b>
<b>21 Fund Balance:</b>			
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	1,000,277	136,108	1,136,385
<b>28 Total Fund Balance</b>	<b><u>1,806,897</u></b>	<b><u>136,108</u></b>	<b><u>1,943,005</u></b>
<b>29 Total Liabilities &amp; Fund Balance</b>	<b><u>\$ 1,931,574</u></b>	<b><u>\$ 139,276</u></b>	<b><u>\$ 2,070,851</u></b>



## Magnolia Park

### General Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to January 31, 2026

	Adopted Budget	Current Month	Year to Date	Variance + / (-)	% of Budget
<b>1 Revenues:</b>					
2 Assessments On-Roll	\$ 585,555	\$ 5,755	\$ 567,668	\$ (17,887)	96.95%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
<b>5 Total Revenues</b>	<b>\$ 588,755</b>	<b>\$ 5,755</b>	<b>\$ 567,668</b>	<b>\$ (21,087)</b>	<b>96.42%</b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Board of Supervisors	\$ 12,000	\$ -	\$ 2,200	\$ (9,800)	18.33%
9 Payroll Taxes	918	-	168	(750)	18.33%
10 Payroll Services	650	-	150	(500)	23.08%
11 Management Consulting Services	38,582	3,215	12,861	(25,721)	33.33%
12 General Administrative	4,542	379	1,514	(3,028)	33.33%
13 Miscellaneous & Contingency	2,293	-	-	(2,293)	0.00%
14 Assessment Administration	6,736	561	2,245	(4,491)	33.33%
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 Advertisements	1,000	-	74	(926)	7.44%
19 Engineering Services	12,000	2,510	7,177	(4,823)	59.81%
20 Legal Services	12,000	807	3,841	(8,159)	32.01%
21 Postage & Freight (Mass Mailing)	1,500	-	29	(1,471)	1.93%
22 Website	2,600	50	202	(2,398)	7.75%
23 Meeting Room	4,428	369	1,473	(2,955)	33.27%
<b>24 Total Administrative</b>	<b>116,036</b>	<b>7,892</b>	<b>44,020</b>	<b>(72,016)</b>	<b>37.94%</b>
<b>25 Debt Service Administration</b>					
26 Trustee Fees	4,149	-	4,247	98	102.37%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	1,082	(2,163)	33.33%
<b>29 Total Debt Service Administration</b>	<b>8,044</b>	<b>270</b>	<b>5,329</b>	<b>(2,715)</b>	<b>66.25%</b>
<b>30 Field Operations</b>					
31 Electricity General	3,000	202	730	(2,270)	24.34%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,893	7,674	(15,826)	32.66%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	3,120	17,351	(27,859)	38.38%
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	60,558	(128,922)	31.96%
39 Landscape Replenishment	10,000	33,929	42,086	32,086	420.86%
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	-	2,895	(15,105)	16.08%
43	Renewal & Replacement Reserve	134,700	-	6,429	(128,271)	4.77%
44	<b>Total Field Operations</b>	<u>464,675</u>	<u>54,061</u>	<u>161,452</u>	<u>(303,223)</u>	<b>34.75%</b>
45	<b>Total Expenditures</b>	<u>\$ 588,755</u>	<u>\$ 62,223</u>	<u>\$ 210,801</u>	<u>\$ (377,954)</u>	<b>35.80%</b>
47	<b>Other Financing Sources (Uses)</b>					
48	Transfer In			-		
49	Transfer Out			-		
50	<b>Total Other Financing Sources (Uses)</b>			<u>\$ -</u>		
51	Fund Balance - Beginning			1,450,030		
46	<b>Excess of Revenues Over (Under) Expenditures</b>		\$ (56,468)	\$ 356,867		
52	<b>Fund Balance - Ending</b>			<u>\$ 1,806,897</u>		



**Magnolia Park**  
**Debt Service Series 2020**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2025 to January 31, 2026**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 103,720	\$ 100,552	\$ (3,168)
3 Interest	-	563	563
<b>4 Total Revenues</b>	<u><u>\$ 103,720</u></u>	<u><u>\$ 101,115</u></u>	<u><u>\$ (2,605)</u></u>
<b>5 Expenditures:</b>			
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)
<b>12 Total Expenditures</b>	<u><u>\$ 102,200</u></u>	<u><u>\$ 21,700</u></u>	<u><u>\$ (80,500)</u></u>
<b>13 Excess of Revenues Over (Under) Expenditures</b>	\$ 1,520	\$ 79,415	
<b>14 Other Financing Sources (Uses)</b>			
15 Transfer In	-	-	
16 Transfer Out	-	-	
<b>17 Total Other Financing Sources (Uses)</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	
18 Fund Balance - Beginning	-	56,693	
19 Debt Service Reserve Fund	509,453	-	
<b>19 Fund Balance - Ending</b>	<u><u>\$ 510,973</u></u>	<u><u>\$ 136,108</u></u>	



**Magnolia Park CDD  
Check Register  
FY2026**

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>9/30/2025</b>						<b>\$ 1,512,453.26</b>
10/06/2025	01ACH100625	Google Services	Monthly services		50.40	1,512,402.86
10/08/2025	1786	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 Policy #100125768		11,910.00	1,500,492.86
10/15/2025	100305	Business Observer	Invoice: 25-02553H (Reference: Legal Advertising. ) Invoice: 25-03043H (Reference: Legal Adver...		144.38	1,500,348.48
10/15/2025	100306	Kutak Rock LLP	Invoice: 3613411 (Reference: Professional legal services rendered. ) Invoice: 3639655 (Referen...		3,481.00	1,496,867.48
10/15/2025	100307	Solitude Lake Management	Invoice: PSI194260 (Reference: annual Maintenance Aug25. ) Invoice: PSI202579 (Reference: annu...		10,653.76	1,486,213.72
10/15/2025	100308	VESTA DISTRICT SERVICES	Invoice: 428446 (Reference: Management fees. ) Invoice: 428510 (Reference: Billable Expenses - ...		9,459.42	1,476,754.30
10/15/2025	100309	Stantec Consulting Services, Inc	Invoice: 2454967 (Reference: Engineering service. )		3,788.85	1,472,965.45
10/15/2025	100310	SchoolNow	Invoice: INV-SN-986 (Reference: Website Hosting. )		1,515.00	1,471,450.45
10/15/2025	100311	Unleashed Fencing	Invoice: 1701 (Reference: Tear out and haul away. )		4,800.00	1,466,650.45
10/15/2025	100312	United Land Services	Invoice: 170282 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance September 2025...		31,613.29	1,435,037.16
10/16/2025	100313	Stantec Consulting Services, Inc	Invoice: 2466264 (Reference: Engineering service. )		4,580.47	1,430,456.69
10/16/2025	100314	United Land Services	Invoice: 165528 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance August 2025. )		15,806.64	1,414,650.05
10/16/2025	1787	Code Enforcement Department	Case #HC-WE-25-002495 Parcel# 049102.2354		100.00	1,414,550.05
10/24/2025	102425BOS1	Adelmarie Bones	BOS MTG 10/13/25		184.70	1,414,365.35
10/24/2025	102425BOS2	DAVID TURNER	BOS MTG 10/13/25		184.70	1,414,180.65
10/24/2025	102425BOS3	Engage Peo	BOS MTG 10/13/25		172.40	1,414,008.25
10/24/2025	102425BOS4	Jean Williams	BOS MTG 10/13/25		184.70	1,413,823.55
10/24/2025	102425BOS5	Robert Shannon	BOS MTG 10/13/25		184.70	1,413,638.85
10/28/2025	01ACH102825	TECO	6510 Falkenburg Rd 08.30.25- 09.30.25		174.73	1,413,464.12
10/29/2025	01ACH102925	TECO	Magnolia Park Blvd PH F 09.03.25- 10.01.25		978.15	1,412,485.97
10/29/2025	02ACH102925	TECO	Faulkenburg/Progress 09.03.25- 10.01.25		948.88	1,411,537.09
10/30/2025	100315	Kutak Rock LLP	Invoice: 3643068 (Reference: For Professional Legal Services Rendered. )		2,758.50	1,408,778.59
10/30/2025	100316	United Land Services	Invoice: 177221 (Reference: Job #186703 - Magnolia Park CDD - Cleared Falkenburg Fenceline 10/24...		15,938.68	1,392,839.91
<b>10/31/2025</b>			<b>EOM TOTALS</b>	<b>\$ -</b>	<b>\$ 119,613.35</b>	<b>\$ 1,392,839.91</b>
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
<b>11/30/2025</b>			<b>EOM TOTALS</b>	<b>\$ 55,348.88</b>	<b>\$ 57,655.32</b>	<b>\$ 1,390,533.47</b>
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	Faulkenburg/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
<b>12/31/2025</b>			<b>EOM TOTALS</b>		<b>\$ 610,543.24</b>	<b>\$ 33,345.12</b>
						<b>\$ 1,967,731.59</b>
01/05/2026	100331	Premier Lakes, Inc.	Invoice: 3254 (Reference: JAN25 Annual Lake Maintenance. )		3,120.00	1,964,611.59
01/05/2026	01ACH010526	Google Services	Monthly services		50.40	1,964,561.19
01/06/2026			Deposit	6,162.98		1,970,724.17
01/07/2026	1789	US BANK	Trustee Fees - Series 2020 FY 11/01/25-10/31/26		4,256.13	1,966,468.04
01/08/2026	100332	VESTA DISTRICT SERVICES	Invoice: 430309 (Reference: JAN26 District Management services. )		4,425.42	1,962,042.62
01/14/2026	100333	United Land Services	Invoice: 187126 (Reference: Landscape Maintenance Jan 26. )		14,917.00	1,947,125.62
01/14/2026	100334	VESTA DISTRICT SERVICES	Invoice: 430390 (Reference: Billable Expenses - Dec 2025. )		366.00	1,946,759.62
01/16/2026			Deposit	611.84		1,947,371.46
01/27/2026	100335	VESTA DISTRICT SERVICES	Invoice: 429882 (Reference: billable Expenses Nov25. )		369.02	1,947,002.44
01/27/2026	100336	United Land Services	Invoice: 188534 (Reference: Job #195848 - Magnolia Park CDD - Installed Pine Bark Mulch 1/23/202...		33,928.57	1,913,073.87
01/30/2026	01ACH013026	TECO	6510 Falkenburg Rd 12.03.25-01.02.26		202.22	1,912,871.65
<b>01/31/2026</b>			<b>EOM TOTALS</b>		<b>\$ 6,774.82</b>	<b>\$ 61,634.76</b>
						<b>\$ 1,912,871.65</b>

