

**MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Monday, April 20, 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*

1. Presentation of Wetland U Rip Rap Pond Bank Restoration Drawings [Exhibit 1](#)

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

IV. Business Matters

A. Vendor Reports

1. Review of Magnolia Park CDD Website Maintenance Request Log Through 04/13 [Exhibit 2](#)

2. Aquatic Maintenance Services Report – *Premier Lakes* [Exhibit 3](#)

3. Landscape Maintenance – *Cristi Cochran, United Land Services* [Exhibit 4](#)

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

4. Field Operations Report – *Michael Bush, Vesta District Services* [Exhibit 5](#)

B. Presentation of Preliminary Proposed FY 2026-2027 Budget [Exhibit 6](#)

V. Staff Reports 2

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

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

1. Discussion of Maintenance Spending Approval Thresholds [Exhibit 7](#)

VI. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 9, 2026 [Exhibit 8](#)

B. Consideration and Acceptance of the February 2026 Unaudited Financial Report [Exhibit 9](#)

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

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



IX. Next Meeting Quorum Check

5:30 p.m. on Monday, May 11, 2026

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

X. Adjournment

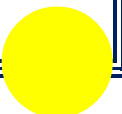
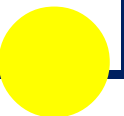
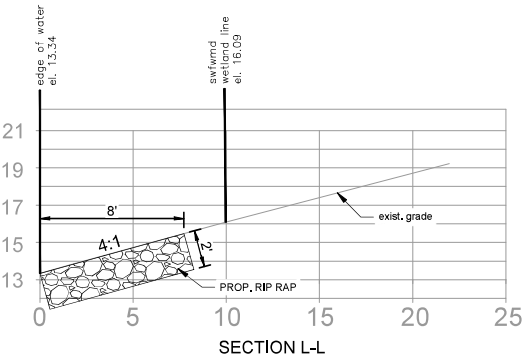
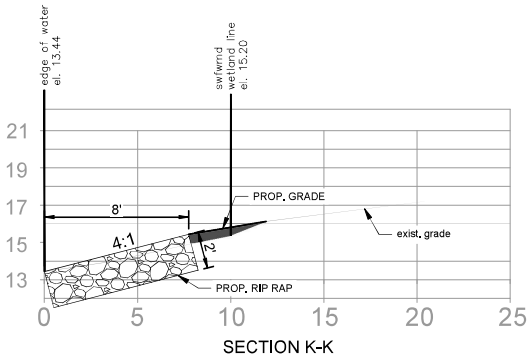
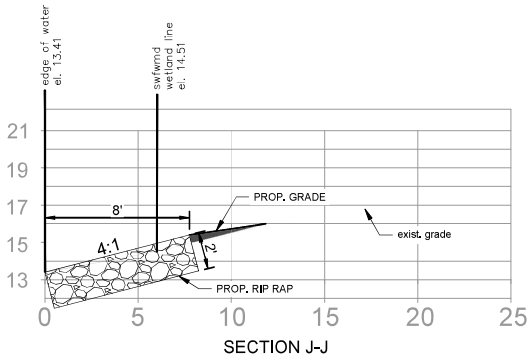
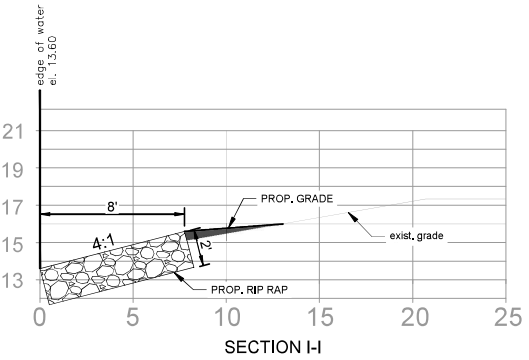
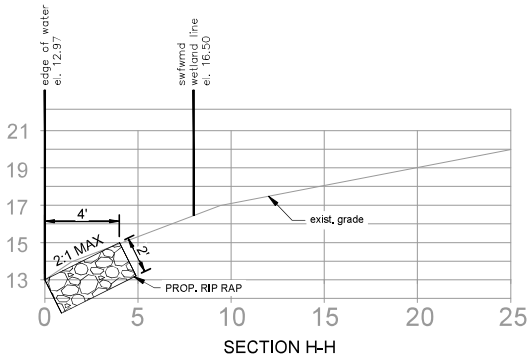
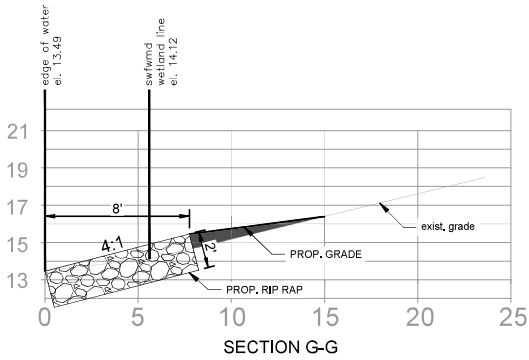
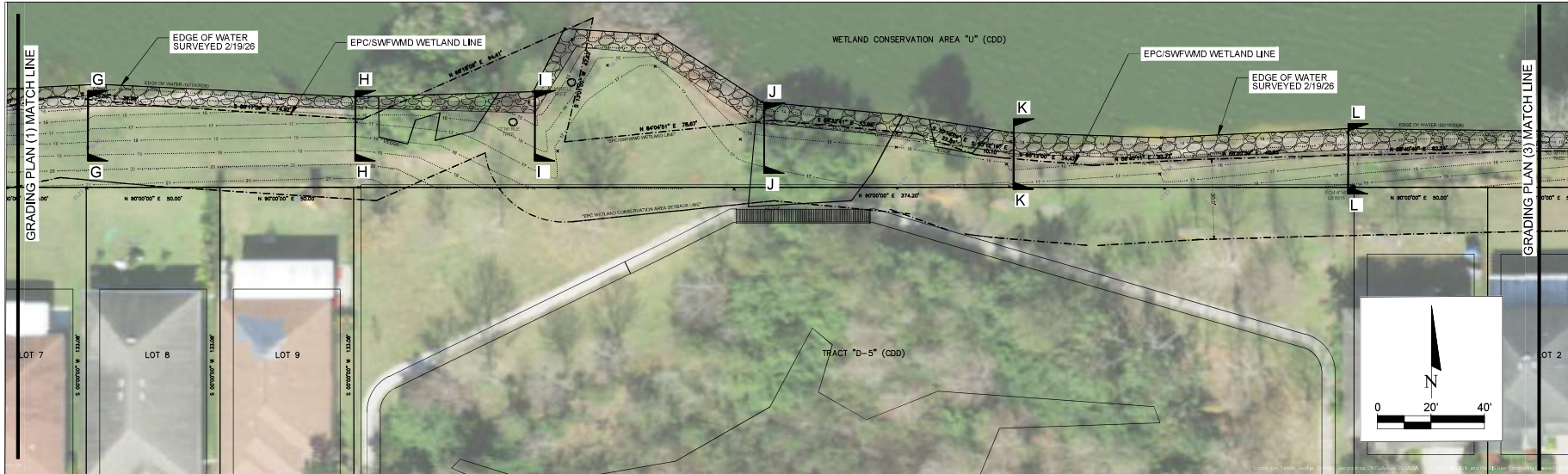


EXHIBIT 1





Stantec
Stantec Consulting Services Inc.
380 PARK PLACE, SUITE 100
CLEARWATER, FL 34619 | Tel: 727.491.3506
Certificate of Accreditation #29013
FL LIC. # LC0000170

PROJECT #	20250410	DATE	26.04.25
REVISION	1	BY	APM
ISSUED		BY	APM

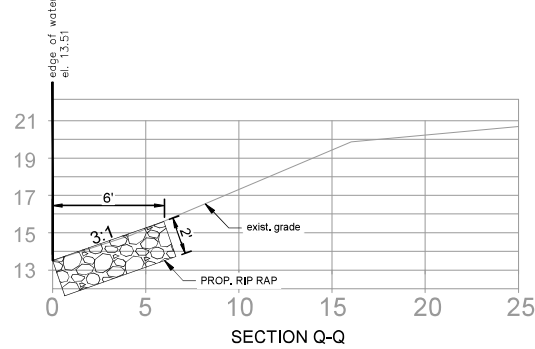
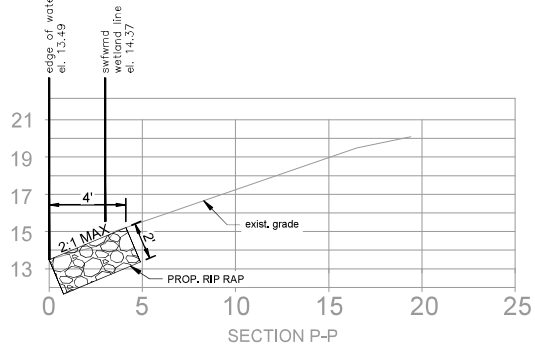
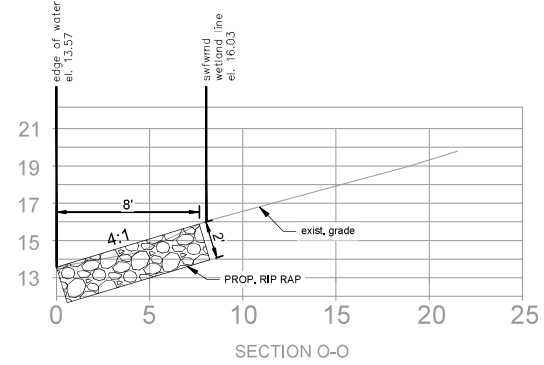
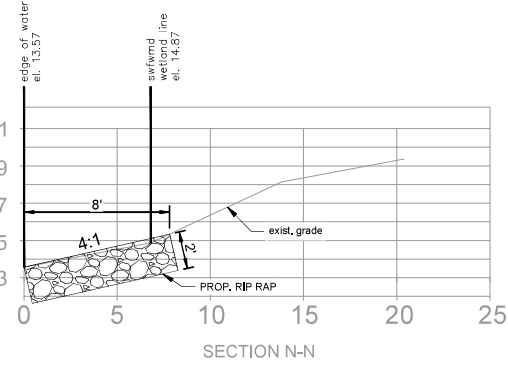
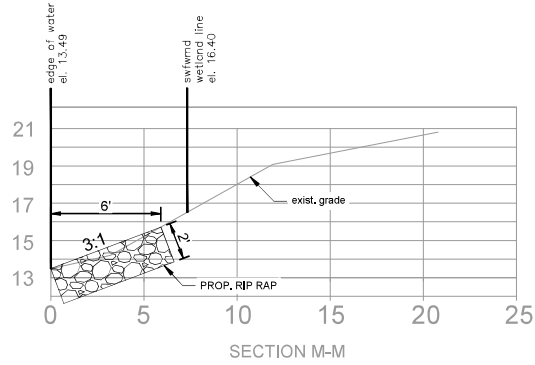
MAGNOLIA PARK CDD

WETLAND U RESTORATION PROJECT
BROWLING, HILLSBOROUGH COUNTY, FLORIDA

Grading Plan (2)

Permit-Seed

Project Number:	238202248
File Name:	WETLAND RIP PLAN.DWG
Rev:	1
Rev:	26.04.25
Rev:	17.M.A.D.



NO.	DATE	BY	APP'D.	ISSUED
1	2/28/24	TM/AMW		ISSUED
2	2/28/24	TM/AMW		ISSUED
3	2/28/24	TM/AMW		ISSUED
4	2/28/24	TM/AMW		ISSUED
5	2/28/24	TM/AMW		ISSUED
6	2/28/24	TM/AMW		ISSUED
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MAGNOLIA PARK CDD

WETLAND U RESTORATION PROJECT

RIKVIEW, HILLSBOROUGH COUNTY, FLORIDA

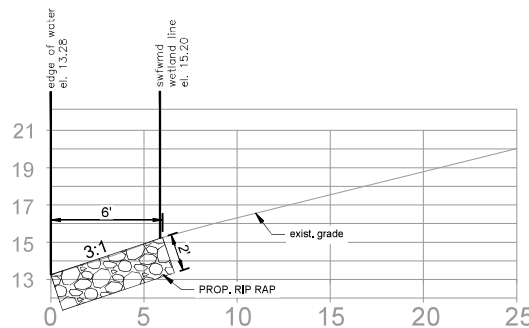
GRADING PLAN (3)

Permit-Seed

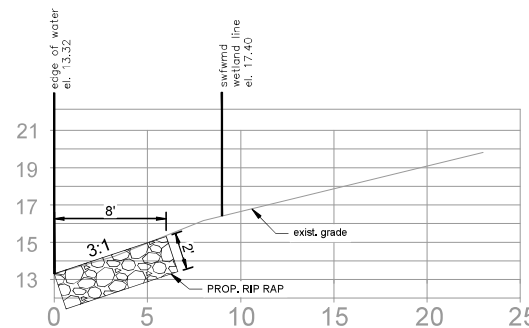
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DRN:	Check
EPN:	26.04.09
DRN:	TM/AMW

20240410 - ESA AM PLS N&S Park

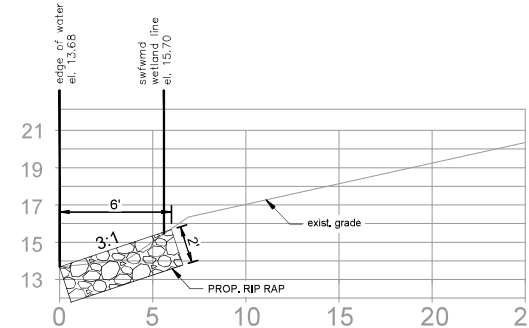
EP Projects/Wetland Construction/Maintenance/Recovery/Wetland RIP Rip/Restoration



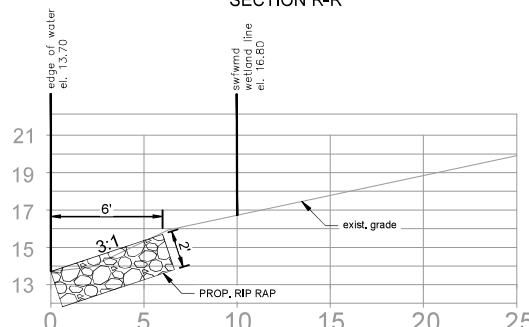
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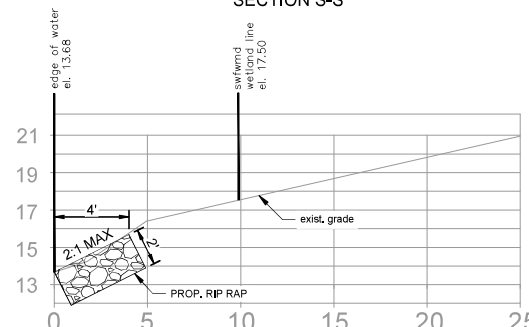
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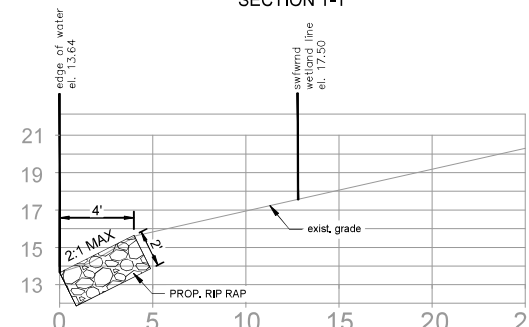
SECTION T-T



SECTION U-U



SECTION V-V



SECTION W-W

Stantec
 Stantec Consulting Services Inc.
 380 PARK PLACE BLVD, SUITE 100
 CLEARWATER, FL 33759 | TEL: 727.451.3506
 Certificate of Authorization #22013
 FL LIC. # LC0000170

REVISION	DATE	BY	APP'D
20240410	2024.04	APR	TYM/ED
20240411	2024.04	APR	TYM/ED

MAGNOLIA PARK CDD
 WETLAND U RESTORATION PROJECT
 RIVERVIEW, HILLSBOROUGH COUNTY, FLORIDA
 GRADING PLAN (4)

Permit-Seed

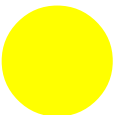
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DRN:	EPN
Check:	Dgn
Drawn:	26.04.09
Issued:	17.AM.ED

EXHIBIT 2



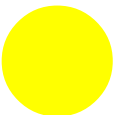
Magnolia Park CDD Website Field Service Requests

Entry #		Date Created To: Name Address			Message	Resolution
166	2026-04-06	Field Manager	Alvarez	8859 Turnstone Haven Pl	The rear fence behind Magnolia Park West was removed last year by the CDD. This has caused a major security issue for our neighborhood. We have had trespassers on multiple occasions sneak in from the rear area near our lift station in Magnolia Park West. We don't know if these trespassers are criminals or homeless people are coming to harm somebody in our neighborhood. We didn't have these issues when the fence was there but now that we have no fence and no barrier between our neighborhood and the lot next-door it now poses as a major security issue. We need a fence to be erected once again before someone is victimized by somebody sneaking into the neighborhood.	
165	2026-04-06	Landscape	Alvarez	8859 Turnstone Haven Pl	I live in Magnolia Park West. Last year, the CDD removed offense that we had due to it being their responsibility to maintain that area and do mowing. Unfortunately, no one has come out to mow or maintain that area in close to a year now. Also, due to the removal of the fence we have had trespassers Sneak in through that open area. Something needs to be done about the security situation that the removal of that fence has caused to our neighborhood as well as the fact that no one has come to mow or maintain that back area of Magnolia Park West in a year.	
165	2026-03-08	Aquatics	Mohanty	9121 Grand Line Lane	The pond behind our property is seeing a lot of weed and grass growth. It would be great if that could be controlled by spraying some weed killers.	
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.	Inspected and will be replaced
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.	Reported to Landscapers
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.	Reported to Landscapers
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.	Reported to Landscapers
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?	Ordered to be replaced
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.	Reported to Landscapers
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??	Reported to Landscapers



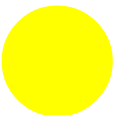
Magnolia Park CDD Website Field Service Requests

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



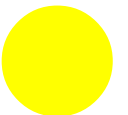
Magnolia Park CDD Website Field Service Requests

Entry				Message	Resolution	
#	Date Created	To:	Name	Address		
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>	



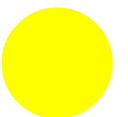
Magnolia Park CDD Website Field Service Requests

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"> 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 	



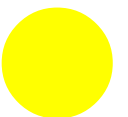
Magnolia Park CDD Website Field Service Requests

Entry #		Date Created	To:	Name	Address	Message	Resolution
152	2025-10-19 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	



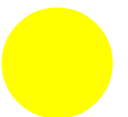
Magnolia Park CDD Website Field Service Requests

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



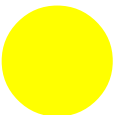
Magnolia Park CDD Website Field Service Requests

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.



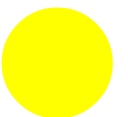
Magnolia Park CDD Website Field Service Requests

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>



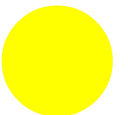
Magnolia Park CDD Website Field Service Requests

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.



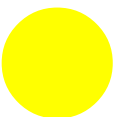
Magnolia Park CDD Website Field Service Requests

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.



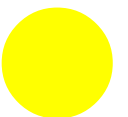
Magnolia Park CDD Website Field Service Requests

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)



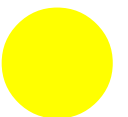
Magnolia Park CDD Website Field Service Requests

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"> 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					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.

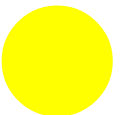


EXHIBIT 3





Magnolia Park CDD

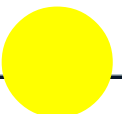
Aquatics Report

4/10/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



13



Comments:

Recent shoreline weed treatment showing good results. Algae observed and will be treated during this visit.

Action Required

Algae Treatment

Target:

Filamentous Algae

11

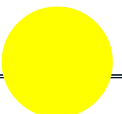


Comments:

This lake is in great condition after previous grass treatments.

Action Required

Target:





12



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:

32

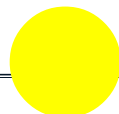


Comments:

Action Required

Routine Maintenance

Target:





37



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:

39



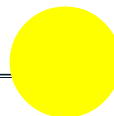
Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:



40



Comments:

This pond is dry so we are currently allowing some growth to prevent erosion. Will be spraying before water comes up.

Action Required

Shoreline weed treatment soon.

Target:

Torpedo Grass and broadleaf weeds.

35



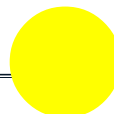
Comments:

This pond is in great condition with blooming pickerelweed around the whole pond. Very healthy.

Action Required

Routine Maintenance

Target:



9



Comments:

This pond is in great condition with minor shoreline weeds beginning to grow.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

8



Comments:

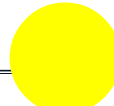
This pond is in great condition with minor shoreline weeds beginning to grow.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



7



Comments:

This pond is in great condition with minor shoreline weeds beginning to grow.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

6



Comments:

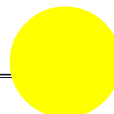
This pond is in great condition with minor shoreline weeds beginning to grow.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



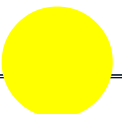


Management Summary

Overall, the ponds are in good condition. With warm weather and a little bit of rain, a tremendous amount of new growth of shoreline weeds has occurred throughout the property. We are getting everything treated rapidly. There is minimal to no algae and very little submerged vegetation to report.

We are very happy with the progress we have made at Magnolia Park. We are in good shape heading into the summer months to be able to stay on top of everything and keep the ponds looking great throughout the year!

We appreciate your business.



Work Order



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

DATE	02/26/2026 -
TECH(S)	Alex Kurth
JOB #	1077892838

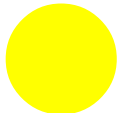
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Inspected all ponds. Found more algae during this visit than normal. Treated submerged vegetation on pond 25. Treated algae on ponds 20, 22, 16, 15, 32, 11, 12, 13, 5, and 6.
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Work Order



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

DATE	03/05/2026 -
TECH(S)	Alex Kurth
JOB #	1077972565

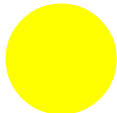
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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 for weeds selectively amongst littoral plants on lakes 11, 35, 7, 6, 5, 4, 3, 2, and 10.
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Work Order



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

DATE	03/25/2026 -
TECH(S)	Alex Kurth
JOB #	1077892629

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	Sprayed shoreline grasses and weeds on ponds 11-16. Sprayed enzyme to continue breaking down dead material on pond 25. It looks tremendously better after the last treatment, finally on the home stretch. Unable to continue spraying due to high winds in the afternoon.
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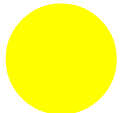


EXHIBIT 4
(to be distributed)

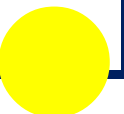


EXHIBIT 5
(to be distributed)

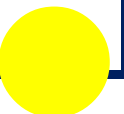
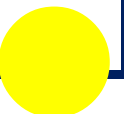
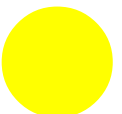


EXHIBIT 6



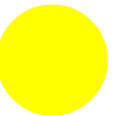
**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
I. REVENUES					
ASSESSMENTS ON-ROLL	\$ 603,634	\$ 601,972	\$ 585,555	\$ 585,555	\$ -
FUND BALANCE FORWARD	-	-	-	5,000	5,000
MISCELLANEOUS REVENUE (HOA Reimbursement)	-	-	3,200	3,200	-
TOTAL REVENUES	603,634	601,972	588,755	593,755	5,000
II. EXPENDITURES					
ADMINISTRATIVE:					
BOARD OF SUPERVISORS	7,600	9,000	12,000	12,000	-
PAYROLL TAXES	581	693	918	918	-
PAYROLL SERVICES	450	550	650	650	-
MANAGEMENT CONSULTING SERVICES	36,745	36,745	38,582	38,582	-
GENERAL ADMINISTRATIVE	4,326	4,326	4,542	4,542	-
MISCELLANEOUS & CONTINGENCY (i.e., Banking fees & Reserve Study)	-	-	2,293	2,293	-
ASSESSMENT ADMINISTRATION	6,736	6,736	6,736	6,736	-
AUDITING	2,950	3,150	3,500	3,500	-
INSURANCE (Liability, Property & Casualty)	10,759	11,365	13,112	13,112	-
REGULATORY AND PERMIT FEES	178	175	175	175	-
LEGAL ADVERTISEMENTS	792	763	1,000	1,000	-
ENGINEERING SERVICES	10,415	28,896	12,000	17,000	5,000
LEGAL SERVICES	10,284	14,388	12,000	12,000	-
POSTAGE & FREIGHT (MASS MAILING)	30	28	1,500	1,500	-
WEBSITE	2,485	4,098	2,600	2,600	-
MEETING ROOM	647	2,946	4,428	4,428	-
TOTAL ADMINISTRATIVE	94,979	123,860	116,037	121,037	5,000
DEBT SERVICE ADMINISTRATION:					
TRUSTEE FEES	3,803	4,148	4,149	4,149	-
ARBITRAGE	-	-	650	650	-
TRUST FUND ACCOUNTING	3,245	3,245	3,245	3,245	-
TOTAL DEBT SERVICE ADMINISTRATION	7,048	7,393	8,044	8,044	-
FIELD OPERATIONS:					
ELECTRICITY GENERAL	2,357	1,712	3,000	3,060	60
WATER	-	-	180	389	209
STREETLIGHTS	23,444	23,064	23,500	25,850	2,350
POND MITIGATION MONITORING & MAINTENANCE	-	-	1,600	1,600	-
POND & LAKE MAINTENANCE	45,371	44,096	45,210	47,470	2,260
POND & LAKE MAINTENANCE - SPECIAL SERVICES	-	-	14,790	-	(14,790)
IRRIGATION MAINTENANCE	36,612	14,292	10,000	10,000	-
LANDSCAPE MAINTENANCE	193,880	189,513	189,480	189,480	-
LANDSCAPE REPLENISHMENT	-	45,151	10,000	10,000	-
LANDSCAPE EXTRA PROJECTS	1,429	2,368	12,500	12,500	-
TREE TRIMMING	-	2,230	1,715	1,715	-
FIELD CONTINGENCY	23,189	53,984	18,000	27,911	9,911
RENEWAL & REPLACEMENT RESERVE	-	-	134,700	134,700	-
TOTAL FIELD OPERATIONS	326,282	376,411	464,675	464,675	-
TOTAL EXPENDITURES	428,309	507,665	588,755	593,755	5,000
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	175,325	94,306	-	-	-
FUND BALANCE - BEGINNING	1,180,398	1,355,723	1,355,723	1,450,029	94,306
FUND BALANCE FORWARD	-	-	-	(5,000)	(5,000)
NET CHANGE IN FUND BALANCE	175,325	94,306	-	-	-
FUND BALANCE - ENDING	\$ 1,355,723	\$ 1,450,029	\$ 1,355,723	\$ 1,445,029	\$ 89,306



MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CONTRACT SUMMARY

FINANCIAL STATEMENT/EXPENDITURE CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
BOARD OF SUPERVISORS	SUPERVISORS	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting. Board is currently at 3 members, FY25 actuals were only \$9,000 as well
PAYROLL TAXES	FICA & FUTA	918	Payroll taxes 7.65% of payroll
PAYROLL SERVICES	INNOVATIVE	650	\$50 PER CDD MEETING + \$50 FOR W-2
MANAGEMENT CONSULTING SERVICES	Vesta	38,582	The District receives management and accounting services as part of the contract with the District
GENERAL ADMINISTRATIVE - OFFICE	Vesta	4,542	The District receives administrative services as part of the agreement COL increase over FY25 (\$4,326)
MISCELLANEOUS		2,293	Administrative contingency - Went unused in FY25 actuals and YTD
ASSESSMENT ADMINISTRATION	Vesta	6,736	Fee associated with the compilation and distribution of the master assessment roll to the County
AUDITING	DIBARTOLOMEO	3,500	State law requires the District to undertake an annual independent audit. - FY25 actuals were \$3,691. Unsure about new contract, this was missing from the folder
INSURANCE (LIABILITY, PROPERTY & CASUALTY)	EGIS INSURANCE	13,112	Annual, inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent. Figure sent by Charisse this month was \$12,507
REGULATORY AND PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,000	Estimated for 12 meeting notices and 3 public hearings
ENGINEERING SERVICES	Stantec	17,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments Increase based on fy26 actuals
LEGAL SERVICES	KUTAK ROCK	12,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager. Went from 19k to 12k between FY25 and FY26, total for FY25 actuals was \$9,421
POSTAGE & FREIGHT		1,500	Mass-mailing of notices to residents.
WEBSITE	CAMPUS SUITE	2,600	ADA compliant website to be furnished by Campus Suite.
MEETING ROOM	Hilton Garden Inn Riverview	4,428	\$369 per meeting x 12
TOTAL ADMINISTRATIVE		121,037	
DEBT SERVICE ADMINISTRATION:			
TRUSTEE FEES	US BANK	4,149	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the issued bond series
ARBITRAGE	GNP	650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
TRUST FUND ACCOUNTING	Vesta	3,245	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements;
TOTAL DEBT SERVICE ADMINISTRATION		8,044	
FIELD OPERATIONS:			
ELECTRICITY GENERAL	TECO: TAMPA ELECTRIC	3,060	FY25 actuals \$1,712, YTD \$929 (30.95%) - Shirley email 3/26 says that TECO increases will be from 2-10% based on usage, Magnolia Park usage seems on the lower side so +2% increase to \$3000 = \$3,060
WATER	HILLSBOROUGH COUNTY	389	For 5790 Magnolia Park Boulevard approximately \$15 per month. Water meter at lift station. 3/26 Shirley email says 5% increase approved for Hillsborough - \$180 + 5% = 189 plus actuals for fy26 ytd
STREETLIGHTS	TECO: TAMPA ELECTRIC	25,850	Total of 32 streetlights. Usage was high last FY so 10% increase to proposed \$23,500 = \$25,850
WETLAND MITIGATION AND MONITORING	STEADFAST	1,600	Unused in FY25 actuals or YTD
POND AND LAKE MAINTENANCE	STEADFAST	47,470	Per updated Steadfast proposal +5% for COL
POND AND LAKE MAINTENANCE - SPECIAL SVCS		-	Removal of invasive species on pond 19. This work will be done in phases over fiscal years. - unsure when this note was added, fund has gone unused in FY25 actuals and FY26 YTD. - Removed and reallocated \$10k to Field Contingency
IRRIGATION MAINTENANCE	United Land Services	10,000	
LANDSCAPE MAINTENANCE	United Land Services	189,480	
LANDSCAPE REPLENISHMENT	United Land Services	10,000	Additional Replenishment as Needed and not incorporated into extra landscape projects; ran at \$45,151 in FY25 actuals (451%), and currently at \$8,157 (81%) for YTD, might need to increase?
LANDSCAPE EXTRA PROJECTS	United Land Services	12,500	As needed
TREE TRIMMING	United Land Services	1,715	As Needed (outside of contract)
FIELD CONTINGENCY	VARIOUS	27,911	As needed - Increased from fy26 by reallocating \$10k from Pond and Lake Maintenance Special Svcs
RESERVES FOR RENEWAL & REPLACEMENT	NOT APPLICABLE	134,700	Based on Study is \$136,321. Reimburse HOA for well reserves \$10,345
TOTAL FIELD OPERATIONS		464,675	

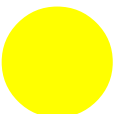


**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

Chart of Accounts	Series 2020
REVENUES	
NET SPECIAL ASSESSMENTS ⁽¹⁾	\$ 103,720
TOTAL REVENUES	103,720
EXPENDITURES	
DEBT SERVICE REQUIREMENT	
5/1/2027	
INTEREST	20,500
PRINCIPAL	64,000
11/1/2027	
INTEREST	19,220
TOTAL EXPENDITURES	103,720
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Net Debt Service Assessments	103,720
County Collection Costs (2%) and Early Payment Discounts (4%)	\$ 6,620
Gross Debt Service Assessments	\$ 110,340

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
\$1,360,000 SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2020**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
10/15/2020		2.500%				1,360,000
5/1/2021	50,000	2.500%	27,372	77,372		1,310,000
11/1/2021		2.500%	24,513	24,513	101,884	1,310,000
5/1/2022	55,000	2.500%	24,513	79,513		1,255,000
11/1/2022		2.500%	23,825	23,825	103,338	1,255,000
5/1/2023	55,000	2.500%	23,825	78,825		1,200,000
11/1/2023		2.500%	23,138	23,138	101,963	1,200,000
5/1/2024	58,000	2.500%	23,138	81,138		1,142,000
11/1/2024		2.500%	22,413	22,413	103,550	1,142,000
5/1/2025	57,000	2.500%	22,413	79,413		1,085,000
11/1/2025		2.500%	21,700	21,700	101,113	1,085,000
5/1/2026	60,000	4.000%	21,700	81,700		1,025,000
11/1/2026		4.000%	20,500	20,500	102,200	1,025,000
5/1/2027	64,000	4.000%	20,500	84,500		961,000
11/1/2027		4.000%	19,220	19,220	103,720	961,000
5/1/2028	63,000	4.000%	19,220	82,220		898,000
11/1/2028		4.000%	17,960	17,960	100,180	898,000
5/1/2029	67,000	4.000%	17,960	84,960		831,000
11/1/2029		4.000%	16,620	16,620	101,580	831,000
5/1/2030	70,000	4.000%	16,620	86,620		761,000
11/1/2030		4.000%	15,220	15,220	101,840	761,000
5/1/2031	73,000	4.000%	15,220	88,220		688,000
11/1/2031		4.000%	13,760	13,760	101,980	688,000
5/1/2032	77,000	4.000%	13,760	90,760		611,000
11/1/2032		4.000%	12,220	12,220	102,980	611,000
5/1/2033	80,000	4.000%	12,220	92,220		531,000
11/1/2033		4.000%	10,620	10,620	102,840	531,000
5/1/2034	83,000	4.000%	10,620	93,620		448,000
11/1/2034		4.000%	8,960	8,960	102,580	448,000
5/1/2035	85,000	4.000%	8,960	93,960		363,000
11/1/2035		4.000%	7,260	7,260	101,220	363,000
5/1/2036	88,000	4.000%	7,260	95,260		275,000
11/1/2036		4.000%	5,500	5,500	100,760	275,000
5/1/2037	91,000	4.000%	5,500	96,500		184,000
11/1/2037		4.000%	3,680	3,680	100,180	184,000
5/1/2038	89,000	4.000%	3,680	92,680		95,000
11/1/2038		4.000%	1,900	1,900	94,580	95,000
5/1/2039	95,000	4.000%	1,900	96,900		-
11/1/2039			-	-	96,900	
Total	1,360,000		565,387	1,925,387	1,925,387	

Max annual ds: \$103,720.00

Footnote:

(a) Data herein for the CDD's budgetary process purposes only. To maximize savings from the refinancing transaction, the Refunding Bonds were issued in \$1000 denominations, instead of \$5000.

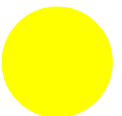
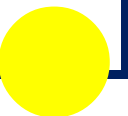


EXHIBIT 7



From: Barry Jeskewich
Sent: Tuesday, March 31, 2026 3:34 PM
To: MAGPARK@ciramail.com
Cc: Christian Dimaculangan
Subject: Re: Request to Review Maintenance Approval Threshold

Categories: Add to Agenda

Good Afternoon, Tasha:

We are in receipt of your email request and will be happy to bring this to the attention of the CDD Board of Supervisors at their next meeting for consideration.

If you have the availability to attend, I would like to encourage your presents at the meeting to personally address questions in real-time.

@Christian - Please include in the next agenda.

Best Regards ~ Barry



Your Community.
Our Commitment.

Barry Jeskewich, LCAM

District Manager

P: 321.263.0132 X398

Vesta District Services

250 International Pkwy, Ste. 208

Lake Mary, FL 32746

www.VestaPropertyServices.com



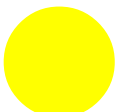
[Careers](#) | [Request Proposal](#)



In compliance with Florida Sunshine Law, CDD Board members should not globally respond to this e-mail via "reply to all".

District Communications Reminder: Florida has a broad public records law. Your email communication may be subject to public disclosure.

From: MAGPARK@ciramail.com <MAGPARK@ciramail.com>
Sent: Monday, March 30, 2026 4:05 PM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>
Subject: Request to Review Maintenance Approval Threshold



External Sender - From: (<MAGPARK@ciramail.com>)

This message came from outside your organization.

On behalf of the Association, I would like to respectfully request that the CDD consider reviewing the current maintenance approval threshold outlined in our existing agreement.

As you know, the current \$1,000 threshold was established approximately ten years ago. Since that time—particularly in recent years—costs associated with maintenance and repairs have increased significantly due to inflation. As a result, the existing threshold now encompasses many routine repairs that were likely not originally intended to require CDD approval.

From an operational standpoint, this has created some inefficiencies and delays in addressing standard maintenance items in a timely manner.

With that in mind, we would like to explore the possibility of amending this portion of the agreement to:

- Increase the approval threshold to a more current and practical level; and
- Consider incorporating an automatic adjustment mechanism tied to inflation or another appropriate index to ensure the threshold remains reasonable over time.

We believe this adjustment would improve efficiency while still maintaining appropriate oversight and collaboration between the Association and the CDD.

We appreciate your consideration and would welcome the opportunity to discuss this further at your convenience.

Thank you for your time and partnership.

Warm Regards,

Tasha Barlow, LCAM | Senior Onsite Community Association Manager

RealManage Elevated Onsite

9203 Sienna Moss Lane, Riverview, FL 33578

Resident Services: 855-947-2636 / Onsite: 813-671-6500

magpark@ciramail.com

RealManage.com



RealManage

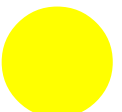
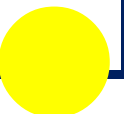


EXHIBIT 8



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**MINUTES OF MEETING
MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT**

8 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community
9 Development District was held on March 9, 2026 at 5:32 p.m. at Hilton Garden Inn Tampa
10 Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The actions taken are
11 summarized as follows:

12
13
14

FIRST ORDER OF BUSINESS: Roll Call

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

16 Present and constituting a quorum were:

17 David Turner (S1) Board Supervisor, Chair
18 Jean Williams (S2) Board Supervisor, Assistant Secretary
19 Robert Shannon (S4) Board Supervisor, Vice Chair

20 Also present were:

21 Barry Jeskewich District Manager, Vesta District Services
22 Michael Bush Field Manager, Vesta District Services (*virtually*)
23 Ryan Duggan District Counsel, Kutak Rock (*virtually*)
24 Greg Woodcock District Engineer, Stantec (*virtually*)
25 Cristi Cochran United Land Services
26 Alex Kurth Premier Lakes (*virtually*)

27
28
29

SECOND ORDER OF BUSINESS: Staff Reports 1

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

31 1. Exhibit 1: Presentation of Wetland U Environmental Review

32 Mr. Woodcock gave an overview of the report, noting that a survey had
33 been received for rip rap to restore the area. Mr. Duggan also noted that
34 they were waiting on a response from the County regarding the report.

35
36
37

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

38 An audience member commented on the extent of erosion on the side of his property line
39 on Turnshore Lane with the wetlands, and discussed the pond bank areas with significant
erosion with Mr. Woodcock, who stated that he could look up the resident's address and
provide more specific information pulled from a cross-section report.

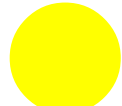
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FOURTH ORDER OF BUSINESS: Business Matters

43 A. Board of Elected Supervisors

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

45 Mr. Jeskewich stated that no statements of interest had been received from
46 Magnolia Park residents. No action was taken on any of the items related
47 to the Board of Supervisors.



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

49 B. Vendor Reports

- 50 1. Exhibit 5: Review of Magnolia Park CDD Website Maintenance Request
- 51 Log Through 03/02

52 The Board requested for more detailed notes to be added to the rightmost

53 column to indicate updates to the statuses of items.

- 54 2. Exhibit 6: Aquatic Maintenance Services Report (February 2026) –
- 55 *Premier Lakes*

- 56 3. Exhibit 7: Landscape Maintenance (February 2026)– *Cristi Cochran,*
- 57 *United Land Services*

58 Ms. Cochran gave an overview of the report and noted that drought

59 conditions were resulting in the flowers being in poor shape. Ms. Cochran

60 offered to remove the flowers from the beds at no cost to the CDD, and the

61 Board expressed concerns about how this might be received by the

62 community. The Board opted to approve for the installation of seasonal

63 flowers at the CDD entrances.

64 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the

65 Board approved for United Land Services to install seasonal flowers at the CDD entrances only,

66 in an amount not to exceed \$2,500.00, for the Magnolia Park Community Development District.

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

- 68 i. Exhibit 8: #214766 – Installation of Replacement Oaks and
- 69 Magnolia Trees (7 each) with Gator bags, mulch, stakes,
- 70 bubblers - \$22,890.00 total

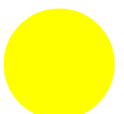
71 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the

72 Board approved United Land Services Proposal #214766 for the Installation of Replacement Oaks

73 and Magnolia Trees, as presented, in the amount of \$22,890.00, for the Magnolia Park Community

74 Development District.

- 75 ii. Exhibit 9: #217017 – Irrigation Repairs for Issues found
- 76 during February 2026 Inspection - \$4,550.00



77 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
78 Board approved United Land Services Proposal #217017 for the Irrigation Repairs for Issues found
79 during the February 2026 Inspection, in the amount of \$4,550.00, for the Magnolia Park
80 Community Development District.

81 4. Exhibit 10: Field Operations Report – *Michael Bush, Vesta District*
82 *Services*

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

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

85 Mr. Duggan was in attendance on behalf of Ms. Mackie, and provided some input
86 on outreach to the community for the purpose of filling current Board vacancies.

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

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

89 A. Exhibit 11: Consideration and Approval of the Minutes of the Board of
90 Supervisors Regular Meeting Held February 9, 2026

91 B. Exhibit 12: Consideration and Acceptance of the January 2026 Unaudited
92 Financial Report

93 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
94 approved all items of the Consent Agenda, as presented, for the Magnolia Park Community
95 Development District.

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

98 There being none, the next item followed.

99 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business** (*Limited to*
100 *3 minutes per individual for non-agenda items*)

101 There being none, the next item followed.

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

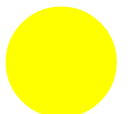
103 *The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on*
104 *April 13, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive,*
105 *Riverview, Florida 33578.*

106 Mr. Turner stated that he would not be able to attend the meeting originally scheduled for
107 April 13. The Board opted to reschedule the meeting.

108 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
109 approved rescheduling the April meeting to take place on April 20, 2026, for the Magnolia Park
110 Community Development District.

111 All Board members stated that they would be present on the new meeting date of April
112 20, which would constitute a quorum.

113 **TENTH ORDER OF BUSINESS: Adjournment**



114 On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board
115 adjourned the meeting at 6:35 p.m., for Magnolia Park Community Development District.

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

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

121 _____
122 □ Barry Jeskewich, Secretary

_____ □ David Turner, Chair

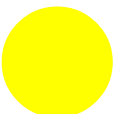


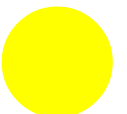
EXHIBIT 9



*Magnolia Park
Community Development District*

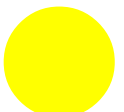
*Financial Statements
(Unaudited)*

*Period Ending
February 28, 2026*



Magnolia Park CDD
Balance Sheet
February 28, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,883,827	\$ -	\$ 1,883,827
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	27,496	27,496
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	12,653	2,241	14,894
11 Undeposited funds	-	-	-
12 Due From Other	-	102,137	102,137
13 Prepaid Items	355	-	355
14 Deposits	460	-	460
15 Total Assets	<u>\$ 1,897,295</u>	<u>\$ 139,375</u>	<u>\$ 2,036,670</u>
16 Liabilities:			
17 Accounts Payable	\$ 2,181	\$ -	2,181
18 Due to Other	102,137	-	102,137
19 Deferred Revenue	12,653	2,241	14,894
20 Total Liabilities	<u>116,971</u>	<u>2,241</u>	<u>119,213</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	973,704	137,133	1,110,837
28 Total Fund Balance	<u>1,780,324</u>	<u>137,133</u>	<u>1,917,457</u>
29 Total Liabilities & Fund Balance	<u>\$ 1,897,295</u>	<u>\$ 139,375</u>	<u>\$ 2,036,670</u>



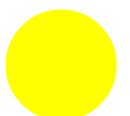
Magnolia Park

General Fund

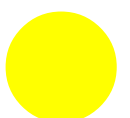
Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to February 28, 2026

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 5,234	\$ 572,902	\$ (12,653)	97.84%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	<u>\$ 588,755</u>	<u>\$ 5,234</u>	<u>\$ 572,902</u>	<u>\$ (15,853)</u>	<u>97.31%</u>
6 Expenditures:					
7 Administrative	#				
8 Board of Supervisors	\$ 12,000	\$ 600	\$ 2,800	\$ (9,200)	23.33%
9 Payroll Taxes	918	46	214	(704)	23.33%
10 Payroll Services	650	50	200	(450)	30.77%
11 Management Consulting Services	38,582	3,215	16,076	(22,506)	41.67%
12 General Administrative	4,542	379	1,893	(2,650)	41.67%
13 Miscellaneous & Contingency	2,293	-	-	(2,293)	0.00%
14 Assessment Administration	6,736	561	2,807	(3,929)	41.67%
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 Advertisements	1,000	-	74	(926)	7.44%
19 Engineering Services	12,000	-	7,177	(4,823)	59.81%
20 Legal Services	12,000	-	3,841	(8,159)	32.01%
21 Postage & Freight (Mass Mailing)	1,500	12	41	(1,459)	2.75%
22 Website	2,600	50	252	(2,348)	9.69%
23 Meeting Room	4,428	-	1,473	(2,955)	33.27%
24 Total Administrative	<u>116,036</u>	<u>4,913</u>	<u>48,933</u>	<u>(67,103)</u>	<u>42.17%</u>
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	1,352	(1,893)	41.67%
29 Total Debt Service Administration	<u>8,044</u>	<u>270</u>	<u>5,599</u>	<u>(2,445)</u>	<u>69.61%</u>
30 Field Operations					
31 Electricity General	3,000	198	929	(2,071)	30.95%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	9,603	(13,897)	40.86%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	4,320	21,671	(23,539)	47.93%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	2,718	4,713	(5,287)	0.47
38 Landscape Maintenance	189,480	14,917	75,475	(114,005)	39.83%
39 Landscape Replenishment	10,000	-	8,157	(1,843)	81.57%
40 Landscape Extra Projects	12,500	-	3,096	(9,404)	24.77%
41 Tree Trimming	1,715	-	348	(1,367)	20.31%
42 Field Contingency	18,000	2,542	5,437	(12,563)	30.20%



43	Renewal & Replacement Reserve	<u>134,700</u>	<u>-</u>	<u>58,548</u>	<u>(76,152)</u>	43.47%
44	Total Field Operations	<u>464,675</u>	<u>26,624</u>	<u>188,076</u>	<u>(276,599)</u>	40.47%
45	Total Expenditures	<u><u>\$ 588,755</u></u>	<u><u>\$ 31,808</u></u>	<u><u>\$ 242,608</u></u>	<u><u>\$ (346,147)</u></u>	41.21%
47	Other Financing Sources (Uses)					
48	Transfer In			-		
49	Transfer Out			-		
50	Total Other Financing Sources (Uses)			<u>\$ -</u>		
51	Fund Balance - Beginning			1,450,030		
46	Excess of Revenues Over (Under) Expenditures		\$ (26,573)	\$ 330,294		
52	Fund Balance - Ending			<u><u>\$ 1,780,324</u></u>		

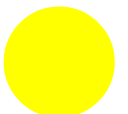


Magnolia Park

Debt Service Series 2020

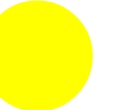
Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2025 to February 28, 2026

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 101,479	\$ (2,241)
3 Interest	-	662	662
4 Total Revenues	<u><u>\$ 103,720</u></u>	<u><u>\$ 102,140</u></u>	<u><u>\$ (1,580)</u></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><u>\$ 102,200</u></u>	<u><u>\$ 21,700</u></u>	<u><u>\$ (80,500)</u></u>
13 Excess of Revenues Over (Under) Expenditures	\$ 1,520	\$ 80,440	
14 Other Financing Sources (Uses)			
15 Transfer In	-	-	
16 Transfer Out	-	-	
17 Total Other Financing Sources (Uses)	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	
18 Fund Balance - Beginning	-	56,693	
19 Debt Service Reserve Fund	509,453	-	
19 Fund Balance - Ending	<u><u>\$ 510,973</u></u>	<u><u>\$ 137,133</u></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	2/28/2026	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	\$ -	\$ 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	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
12/31/2025			EOM TOTALS		\$ 610,543.24	\$ 33,345.12
						\$ 1,967,731.59
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
01/31/2026			EOM TOTALS		\$ 6,774.82	\$ 61,634.76
						\$ 1,912,871.65
02/02/2026	01ACH020226	TECO	Faulkenburg/Progress 12.04.25- 01.05.26		914.19	1,911,957.46
02/02/2026	02ACH020226	TECO	Magnolia Park Blvd PH F 12.04.25- 01.05.26		978.85	1,910,978.61
02/02/2026	100337	VESTA DISTRICT SERVICES	Invoice: 430654 (Reference: FEB26 District Management services.)		4,425.42	1,906,553.19
02/03/2026	100338	Kutak Rock LLP	Invoice: 3690238 (Reference: Professional Legal Services Rendered.)		807.00	1,905,746.19
02/04/2026	100339	Premier Lakes, Inc.	Invoice: 3405 (Reference: Annual Lake Maintenance.) Invoice: 3362 (Reference: Annual Wetland/...		4,320.00	1,901,426.19
02/04/2026			Deposit	6,161.39		1,907,587.58
02/05/2026	01ACH020526	Google Services	Monthly services		50.40	1,907,537.18
02/09/2026	100340	Stantec Consulting Services, Inc	Invoice: 2518159 (Reference: Engineering services.)		2,510.25	1,905,026.93
02/12/2026	100341	United Land Services	Invoice: 191111 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance February 2026.)		14,917.00	1,890,109.93
02/19/2026	100342	VESTA DISTRICT SERVICES	Invoice: 430887 (Reference: Billable Expenses - Dec 2025.)		369.00	1,889,740.93
02/19/2026	100343	United Land Services	Invoice: 191692 (Reference: Job #208743 - 2025 December Irrigation Repairs.)		2,718.13	1,887,022.80
02/20/2026	022026BOS1	DAVID TURNER	BOS MTG 2/9/26		184.70	1,886,838.10
02/20/2026	022026BOS2	Engage Peo	BOS MTG 2/9/26		141.80	1,886,696.30
02/20/2026	022026BOS3	Jean Williams	BOS MTG 2/9/26		184.70	1,886,511.60
02/20/2026	022026BOS4	Robert Shannon	BOS MTG 2/9/26		184.70	1,886,326.90
02/23/2026	1790	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,883,826.90
02/28/2026			EOM TOTALS		\$ 6,161.39	\$ 35,206.14
						\$ 1,883,826.90

