

MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, May 11, 2026

Time: 5:30 p.m.

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

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

Dial-in Number 1-904-348-0776

Conference ID: 766 858 449#

(Mute/Unmute: *6)

(Raise/Lower Hand: *5)

Agenda

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

I. Roll Call

II. Staff Reports 1

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

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

IV. Business Matters

A. Board of Elected Supervisors

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

2. Administration of Oath of Office

[Exhibit 1](#)

3. New Supervisor Information Sheet

[Exhibit 2](#)

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

[Exhibit 3](#)

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. Aquatic Maintenance Services Report – *Premier Lakes*

[Exhibit 4](#)

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

[Exhibit 5](#)

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

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

[Exhibit 6](#)

4. Review of Magnolia Park CDD Website Maintenance Request Log Through 05/04

[Exhibit 7](#)



C. Presentation of Proposed FY 2026-2027 Budget [Exhibit 8](#)

D. Consideration & Adoption of **Resolution 2026-03**, Approving Proposed Budget and Setting a Public Hearing [Exhibit 9](#)

V. Staff Reports 2

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

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

1. Water Fowl Briefing

VI. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 20, 2026 [Exhibit 10](#)

B. Consideration and Acceptance of the March 2026 Unaudited Financial Report [Exhibit 11](#)

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

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

IX. Next Meeting Quorum Check

5:30 p.m. on Monday, June 8, 2026

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

X. Adjournment



EXHIBIT 1





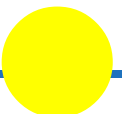
Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

District Required Oath of Office

For District Records

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



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

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

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

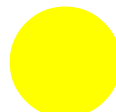
The foregoing oath was administered before me this ___ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of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

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____





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

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

State Required Oath of Office

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

Contact Information

Phone Number: 850.245.6200

Email: DivElections@dos.myflorida.com

Fax Numbers: 850.245.6217 or 850.245.6218

Mailing Address:

Division of Elections

Florida Department of State

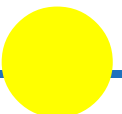
R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

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

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



OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

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

(Full Name of Office – Abbreviations Not Accepted)

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

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

Signature

(Affix Seal Below)

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

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

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

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 2





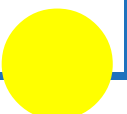
Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

New Supervisor Information Form

For District Records

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



Magnolia Park
A Community Development District

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to
Vesta District Services
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
Phone: 321-263-0132, EXT-398
District Manager: Barry Jeskewich

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

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

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____

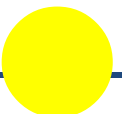


EXHIBIT 3



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>Patricia Kehr</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 11th Day of May, 2026.

ATTEST:

**MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

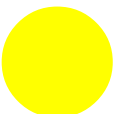


EXHIBIT 4





Magnolia Park CDD

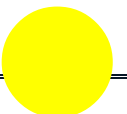
Aquatics Report

4/30/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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



13



Comments:

This lake is in good condition. Minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass

12



Comments:

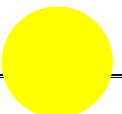
This lake is in good condition. Minor shoreline weeds observed.

Action Required

Shoreline weeds

Target:

Misc. Broadleaf weeds



11



Comments:

This lake is in good condition. Minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Misc. Broadleaf weeds

16



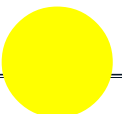
Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:



15



Comments:

This lake is in good condition. Minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Slender spikerush & torpedo grass

17



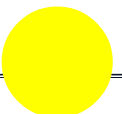
Comments:

This lake is in good condition

Action Required

Routine Maintenance

Target:



18



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:

25



Comments:

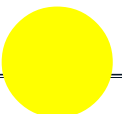
This lake is in good condition. Total control of submerged vegetation has been achieved and no more dead material is on the surface. Algae observed.

Action Required

Algae treatment

Target:

Filamentous algae



26



Comments:

This lake is in good condition. Slender Spikerush observed but was recently treated.

Action Required

Monitor Slender Spikerush & retreat if necessary.

Target:

Slender Spikerush

24



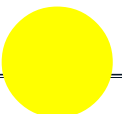
Comments:

This lake is in good condition. Previous shoreline weed treatment achieved good control.

Action Required

Routine Maintenance

Target:



30



Comments:

Hydrilla, Slender Pondweed, and Algae Observed.

Action Required

Submerged & Algae Treatment.

Target:

Filamentous Algae, Hydrilla, and Slender Pondweed.

31



Comments:

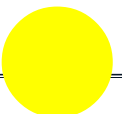
Floating weeds observed. Treated while on-site

Action Required

Monitor Floating Weed treatment

Target:

Azolla





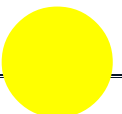
Management Summary

Water levels are extremely low and will continue to drop because we have not had rain. The large exposed shorelines, combined with the warm temperatures, are producing a lot of shoreline weeds. We are successful in staying on top of growth, but the community should expect rapid regrowth between treatments until the water comes up. In some of the pictures, you can see the line of new growth from where the water dropped from previous treatments. We will continue to treat as necessary.

Overall, the property is in good shape and will continue to improve once the water comes up.

Not pictured, pond 34 was treated per supervisor request. The technician was allowing the pond to dry up so they could reach much of the growth, as it was too shallow to access with a boat but too deep and muddy to walk into. Torpedo grass was treated across the site, and should quickly decay.

Thank you for your business!



Work Order



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

DATE	04/20/2026 -
TECH(S)	Matthew Hanson
JOB #	1077892630

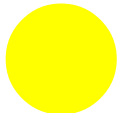
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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 vegetation and grasses around the shoreline of pond 34 Treated Pond 26 for algae, slender spike rush
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Work Order



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

DATE	04/27/2026 -
TECH(S)	Matthew Hanson
JOB #	1077892840

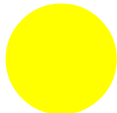
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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	Treated vegetation grasses along the shore lines of ponds 1-10,26,28-31,36 Treated algae on ponds 7,11,12,13,15,16,30,13
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Work Order



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

DATE	05/05/2026 -
TECH(S)	Matthew Hanson
JOB #	1077972567

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	Treated vegetation and shorelines of ponds 11-13,32,33,34,35,37,39,40 Treated for algae in ponds 32,34,35,37
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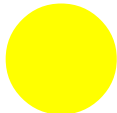


EXHIBIT 5
(to be distributed)

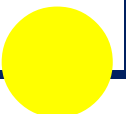


EXHIBIT 6
(to be distributed)

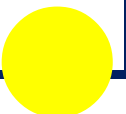
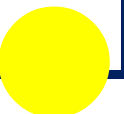
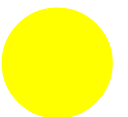


EXHIBIT 7



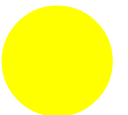
Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
168	4/29/2026	Assessments/Bo	MacNeil	5339 Fallen Leaf Dr	Please send me proof that there are no HOA pending fees due for this address ASAP	
167	2026-04-06	Field Manager	Alvarez	8859 Turnstone Haven Pl	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.	
166	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	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



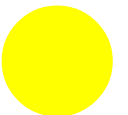
Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
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
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>	



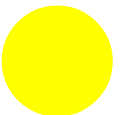
Magnolia Park CDD Website Field Service Requests

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>	



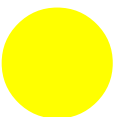
Magnolia Park CDD Website Field Service Requests

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 	



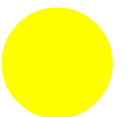
Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
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



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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
148	2025-09-15 1	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	There are weeds that are starting to grow into trees, and vines that are taking over the landscaped areas along the entrance of the south gates. I am happy to meet up with someone to show them. At thr Progress gate- its across from the gate code box. The Falkenburg gate- you can see them from the backside of the fence more easily.	Waiting on approval to maintain more of the area
147	2025-09-12 0	Field Manager	Ciudad Real	6334 yellow buckeye dr	I would like to get my back fence line maintained since it is on the map but hasn't been maintained in years	Bush reached out to landscaping to look at the area
146	2025-09-10 1	Landscape	Foll	5214 Fallen Leaf Drive	Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but this overgrowth is unacceptable. A representative from Yellowbird is arguing with me that it is not their responsibility but it needs to be addressed. Can someone please assist?	Bush reached out to landscaping to look at the area
145	2025-09-10 1	Landscape	Pieslak	4833 white sanderling ct	Grass around pond and entire fence perimeter is over a foot high. I will wait 5 business days before submitting another complaint to the county code enforcement for failure to maintain lawn care.	Waiting on approval to get this done



Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
144	2025-09-10 1	Field Manager	Faville	8941 Turnstone Haven Place	The vegetation growth around the pond behind our house has not been maintained properly. The growth is out of control, No weed whacking has taken place in weeks, and the last time they did weed whack they only did it behind the homes not the complete pond perimeter. If I could send pictures I would but I do not see anywhere on here to do that.	Bush reached out to landscaping to look at the area
143	2025-09-04 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)
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)

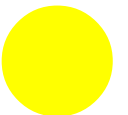
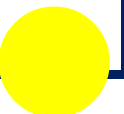
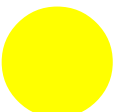


EXHIBIT 8



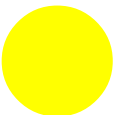
**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 - FY27
I. REVENUES					
2 ASSESSMENTS ON-ROLL	\$ 603,634	\$ 601,972	\$ 585,555	\$ 629,617	\$ 44,062
3 FUND BALANCE FORWARD	-	-	-	-	-
4 MISCELLANEOUS REVENUE (HOA Reimbursement)	-	-	3,200	-	(3,200)
5 TOTAL REVENUES	603,634	601,972	588,755	629,617	40,862
II. EXPENDITURES					
8 ADMINISTRATIVE:					
9 BOARD OF SUPERVISORS	7,600	9,000	12,000	12,000	-
10 PAYROLL TAXES	581	693	918	918	-
11 PAYROLL SERVICES	450	550	650	650	-
12 MANAGEMENT CONSULTING SERVICES	36,745	36,745	38,582	38,582	-
13 GENERAL ADMINISTRATIVE	4,326	4,326	4,542	4,542	-
14 MISCELLANEOUS & CONTINGENCY (i.e., Banking fees & Reserve Study)	-	-	2,293	2,293	-
15 ASSESSMENT ADMINISTRATION	6,736	6,736	6,736	6,736	-
16 AUDITING	2,950	3,150	3,500	3,500	-
17 INSURANCE (Liability, Property & Casualty)	10,759	11,365	13,112	13,112	-
18 REGULATORY AND PERMIT FEES	178	175	175	175	-
19 LEGAL ADVERTISEMENTS	792	763	1,000	1,000	-
20 ENGINEERING SERVICES	10,415	28,896	12,000	17,000	5,000
21 LEGAL SERVICES	10,284	14,388	12,000	12,000	-
22 POSTAGE & FREIGHT (MASS MAILING)	30	28	1,500	1,500	-
23 WEBSITE	2,485	4,098	2,600	2,600	-
24 MEETING ROOM	647	2,946	4,428	4,428	-
25 TOTAL ADMINISTRATIVE	94,979	123,860	116,037	121,037	5,000
27 DEBT SERVICE ADMINISTRATION:					
28 TRUSTEE FEES	3,803	4,148	4,149	4,149	-
29 ARBITRAGE	-	-	650	650	-
30 TRUST FUND ACCOUNTING	3,245	3,245	3,245	3,245	-
31 TOTAL DEBT SERVICE ADMINISTRATION	7,048	7,393	8,044	8,044	-
33 FIELD OPERATIONS:					
34 ELECTRICITY GENERAL	2,357	1,712	3,000	3,060	60
35 WATER	-	-	180	389	209
36 STREETLIGHTS	23,444	23,064	23,500	25,850	2,350
37 POND MITIGATION MONITORING & MAINTENANCE	-	-	1,600	1,600	-
38 POND & LAKE MAINTENANCE	45,371	44,096	45,210	47,470	2,260
39 POND & LAKE MAINTENANCE - SPECIAL SERVICES	-	-	14,790	-	(14,790)
40 IRRIGATION MAINTENANCE	36,612	14,292	10,000	40,273	30,273
41 LANDSCAPE MAINTENANCE	193,880	189,513	189,480	189,480	-
42 LANDSCAPE REPLENISHMENT	-	45,151	10,000	10,000	-
43 LANDSCAPE EXTRA PROJECTS	1,429	2,368	12,500	12,500	-
44 TREE TRIMMING	-	2,230	1,715	1,715	-
45 FIELD CONTINGENCY	23,189	53,984	18,000	28,000	10,000
46 RESERVE STUDY	-	-	-	5,500	5,500
47 RENEWAL & REPLACEMENT RESERVE	-	-	134,700	134,700	-
48 TOTAL FIELD OPERATIONS	326,282	376,411	464,675	500,537	35,862
50 TOTAL EXPENDITURES	428,309	507,665	588,755	629,617	40,862
52 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	175,325	94,306	-	-	-
54 FUND BALANCE - BEGINNING	1,180,398	1,355,723	1,355,723	1,450,029	94,306
55 FUND BALANCE FORWARD	-	-	-	-	-
56 NET CHANGE IN FUND BALANCE	175,325	94,306	-	-	-
57 FUND BALANCE - ENDING	\$ 1,355,723	\$ 1,450,029	\$ 1,355,723	\$ 1,450,029	\$ 94,306



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	40,273	Actuals in '24 were \$36,612 - Not billed since - resuming billing with .3% added for COI since
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	28,000	As needed - Increased from fy26 by reallocating \$10k from Pond and Lake Maintenance Special Svcs
RESERVE STUDY		5,500	Reserve Study for the community
RESERVES FOR RENEWAL & REPLACEMENT	NOT APPLICABLE	134,700	Based on Study is \$136,321. Reimburse HOA for well reserves \$10,345
TOTAL FIELD OPERATIONS		500,537	



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

ADMIN BUDGET	
NET O&M ADMIN BUDGET	\$121,036.51
COUNTY COLLECTION COSTS	\$2,575.24
EARLY PAYMENT DISCOUNT	\$5,150.49
GROSS ASSESSMENT	\$128,762.24

FIELD BUDGET	
NET O&M FIELD BUDGET	\$500,537.44
COUNTY COLLECTION COSTS	\$10,649.73
EARLY PAYMENT DISCOUNT	\$21,299.47
GROSS ASSESSMENT	\$532,486.64

DEBT SERVICE ADMIN	
NET DS ADMIN BUDGET	\$8,043.50
COUNTY COLLECTION COSTS	\$171.14
EARLY PAYMENT DISCOUNT	\$342.28
GROSS ASSESSMENT	\$8,556.91

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					ALLOCATION OF DEBT SERVICE ADMIN				
	O&M	SERIES 2021 DEBT SERVICE (1)	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL DS ADMIN	DS ADMIN PER LOT
APARTMENTS	292		1.00	292.00	17.89%	\$23,038.34	\$78.90	0.250	73.00	4.87%	\$25,928.04	\$88.79					
QUADS	198		1.00	198.00	12.13%	\$15,621.89	\$78.90	0.750	148.50	9.91%	\$52,744.03	\$266.38					
TOWNHOME	286		1.00	286.00	17.52%	\$22,564.95	\$78.90	0.875	250.25	16.69%	\$88,883.45	\$310.78					
SINGLE FAMILY 32'	49		1.00	49.00	3.00%	\$3,866.02	\$78.90	1.000	49.00	3.27%	\$17,403.75	\$355.18					
SINGLE FAMILY 40'	396		1.00	396.00	24.26%	\$31,243.78	\$78.90	1.188	470.45	31.38%	\$167,093.07	\$421.95					
SINGLE FAMILY 50'	240		1.00	240.00	14.71%	\$18,935.62	\$78.90	1.375	330.00	22.01%	\$117,208.95	\$488.37					
QUADS W/ BOND	14	14	1.00	14.00	0.86%	\$1,104.58	\$78.90	0.750	10.50	0.70%	\$3,729.38	\$266.38	1.00	14.0	8.19%	\$700.57	\$50.04
TOWNHOME W/ BOND	54	54	1.00	54.00	3.31%	\$4,260.52	\$78.90	0.875	47.25	3.15%	\$16,782.19	\$310.78	1.00	54.0	31.58%	\$2,702.18	\$50.04
SINGLE FAMILY 32' W/ BOND	47	47	1.00	47.00	2.88%	\$3,708.23	\$78.90	1.000	47.00	3.13%	\$16,693.40	\$355.18	1.00	47.0	27.49%	\$2,351.90	\$50.04
SINGLE FAMILY 40' W/ BOND	20	20	1.00	20.00	1.23%	\$1,577.97	\$78.90	1.188	23.76	1.58%	\$8,439.04	\$421.95	1.00	20.0	11.70%	\$1,000.81	\$50.04
SINGLE FAMILY 50' W/ BOND	36	36	1.00	36.00	2.21%	\$2,840.34	\$78.90	1.375	49.50	3.30%	\$17,581.34	\$488.37	1.00	36.0	21.05%	\$1,801.46	\$50.04
	1632	171		1632.00	100.00%	\$128,762.24			1499.21	100.00%	\$532,486.64			171.0	100.00%	\$8,556.91	

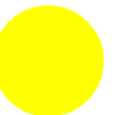
UNIT TYPE	PER UNIT ANNUAL ASSESSMENT (2)		
	TOTAL O&M PER LOT	SERIES 2020 DEBT SERVICE	FY 2027 PER UNIT (3)
APARTMENTS	\$167.69		\$167.69
QUADS	\$345.28		\$345.28
TOWNHOME	\$389.68		\$389.68
SINGLE FAMILY 32'	\$434.08		\$434.08
SINGLE FAMILY 40'	\$500.85		\$500.85
SINGLE FAMILY 50'	\$567.27		\$567.27
QUADS W/ BOND	\$395.32	\$463.62	\$858.94
TOWNHOME W/ BOND	\$439.72	\$543.98	\$983.70
SINGLE FAMILY 32' W/ BOND	\$484.12	\$618.15	\$1,102.27
SINGLE FAMILY 40' W/ BOND	\$550.89	\$735.60	\$1,286.49
SINGLE FAMILY 50' W/ BOND	\$617.31	\$853.05	\$1,470.36

FY 2026 PER UNIT	VARIANCE PER UNIT
\$157.50	\$10.19
\$321.23	\$24.05
\$362.17	\$27.51
\$403.10	\$30.98
\$464.66	\$36.19
\$525.90	\$41.37
\$834.89	\$24.05
\$956.18	\$27.51
\$1,071.29	\$30.98
\$1,250.31	\$36.19
\$1,428.99	\$41.37

(1) Reflects the total number of lots with Series 2020 debt outstanding.

(2) Annual debt service assessments per unit adopted in connection with the Series 2020 bond issuance. Annual Debt Service Assessments includes principal, interest, Pasco County collection costs and early payment discounts.

(3) Annual assessments that will appear on the November, 2026 County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

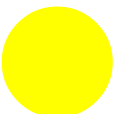


**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

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.

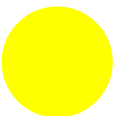
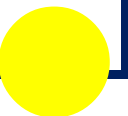


EXHIBIT 9



RESOLUTION 2026-03
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Magnolia Park Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

SETTING A PUBLIC HEARING; DIRECTING PUBLICATION. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 10, 2026
TIME: 5:30 p.m.
LOCATION: Hilton Garden Inn
4328 Garden Vista Dr., Riverview, FL 33578

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF MAY 2026.

ATTEST:

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

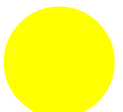


EXHIBIT 10



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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 April 20, 2026 at 5:48 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
23 Tucker Mackie District Counsel, Kutak Rock (*virtually*)
24 Greg Woodcock District Engineer, Stantec (*virtually*)
25 Cristi Cochran United Land Services (*virtually*)
26 Alex Kurth Premier Lakes (*virtually*)

27
28
29

SECOND ORDER OF BUSINESS: Staff Reports 1

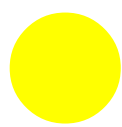
30 A. District Engineer Report – *Greg Woodcock, Stantec*

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

32 Mr. Woodcock gave an overview of the report, noting that a recent
33 walkthrough had resulted in some modifications to the plans being needed.
34 Mr. Woodcock noted that the first few hundred feet of the project had some
35 existing rip rap with good thickness, and a mitered end section towards the
36 east side was heavily wooded and did not show significant erosion, and
37 removing these sections from the plans could reduce overall rip rap
38 installation costs. Mr. Woodcock additionally noted that the water line had
39 been low when the survey had been conducted, and so the width of the plans
40 could be reduced, saving additional rip rap costs. Mr. Woodcock noted a
request that had been submitted to the EPC for a field meeting to identify
areas for them that may not need rip rap, as well as a request for meeting
with SWFWMD to review and reevaluate the wetland line location, adding
that he hoped to have 100% complete plans to present to the Board by the
May meeting.

41
42
43
44

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



41 An audience member commented on the plans provided by the District Engineer. An
42 additional audience member asked about whether a staging area would be needed for the
43 rip rap project materials. The Board noted that the finalized plan would be presented at the
44 next meeting.

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

46 A. Vendor Reports

47 1. Exhibit 2: Review of Magnolia Park CDD Website Maintenance Request
48 Log Through 04/13

49 2. Exhibit 3: Aquatic Maintenance Services Report – *Premier Lakes*

50 Mr. Kurth presented the report. Ms. Williams expressed concerns with Pond
51 34 overgrowth, and Mr. Kurth stated that his technician would take a look
52 and treat it during the weekend site visit.

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

55 Ms. Cochran presented the report, noting that weekly maintenance had
56 resumed at the beginning of April, and that turf fertilization with weed
57 control was scheduled for April 28. In response to a Supervisor comment
58 about the dry weather, Ms. Cochran clarified that the fertilization would be
59 a liquid application, and only applied to irrigated areas. Additional
60 comments were heard regarding discrepancies between the maintenance
61 map on the website and on the presented report, with Ms. Williams
62 requesting for the website to be brought up-to-date.

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

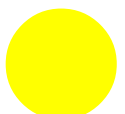
64 4. Exhibit 5: Field Operations Report – *Michael Bush, Vesta District*
65 *Services*

66 Mr. Bush presented the Field Operations Report. Positive comments were
67 heard from the Board regarding the photography quality.

68 B. Exhibit 6: Presentation of Preliminary Proposed FY 2026-2027 Budget

69 Mr. Jeskewich presented the preliminary proposed budget to the Board, outlining
70 the process of approving the budget in a high water mark form at the May meeting,
71 submitting to the County, then adopting the budget at a public hearing in July or
72 August. The Board requested for copies of the most recent reserve study to
73 reference for anticipated infrastructure maintenance and repair needs, and
74 discussion ensued regarding a possible landscaping project along Falkenburg which
75 Mr. Bush stated he could acquire replacement pricing for. Mr. Jeskewich noted that
76 while assessments were flat from the previous year, the Board could opt to replenish
77 the reserve fund to take care of community projects. Board questions were raised
78 regarding the reserve study and for clarification on the apartments listed on the
79 assessments sheet.

80 Mr. Jeskewich stated that this budget would be brought back to the next meeting
81 and that Board members could individually discuss with him directly regarding any



82 of their concerns or questions. Mr. Jeskewich noted that the next meeting was
83 scheduled for May 11, and requested for any inquiries from Board members to be
84 made by early in the week of April 27 to account for the shortened turnaround time.

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

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

87 Ms. Mackie stated that she had nothing specific to report.

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

89 1. Exhibit 7: Discussion of Maintenance Spending Approval Thresholds

90 Mr. Jeskewich and the Board discussed the request communicated from the
91 HOA, which included both a request to increase the approval threshold and
92 to establish a mechanism for automatic adjustment moving forward. The
93 Board requested for management to reach out to the HOA to provide their
94 own proposal on specific spending approval thresholds and adjustments.

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

96 A. Exhibit 8: Consideration and Approval of the Minutes of the Board of Supervisors
97 Regular Meeting Held March 9, 2026

98 B. Exhibit 9: Consideration and Acceptance of the February 2026 Unaudited
99 Financial Report

100 On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board
101 approved all items of the Consent Agenda, as presented, for the Magnolia Park Community
102 Development District.

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

105 Ms. Williams asked whether there had been any responses to the call for residents
106 interested in filling Board vacancies for Seats 3 and 5, and Mr. Jeskewich stated that no
107 responses had been received.

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

110 There being none, the next item followed.

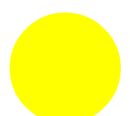
111 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

112 *The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on*
113 *May 11, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive,*
114 *Riverview, Florida 33578.*

115 All Board members stated that they would be present for the meeting scheduled on May
116 11, which would constitute a quorum.

117 **TENTH ORDER OF BUSINESS: Adjournment**

118 On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board
119 adjourned the meeting at 6:46 p.m., for Magnolia Park Community Development District.



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

123 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
124 **noticed meeting held on May 11, 2026.**

125 _____
126 □ Barry Jeskewich, Secretary

_____ □ David Turner, Chair

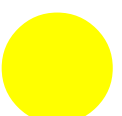


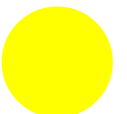
EXHIBIT 11



*Magnolia Park
Community Development District*

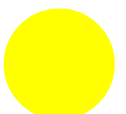
*Financial Statements
(Unaudited)*

*Period Ending
March 31, 2026*



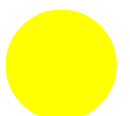
Magnolia Park CDD
Balance Sheet
March 31, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,861,225	\$ -	\$ 1,861,225
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	27,585	27,585
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	8,350	1,479	9,829
11 Undeposited funds	-	-	-
12 Due From Other	-	102,900	102,900
13 Prepaid Items	355	-	355
14 Deposits	460	-	460
15 Total Assets	<u>\$ 1,870,389</u>	<u>\$ 139,463</u>	<u>\$ 2,009,853</u>
16 Liabilities:			
17 Accounts Payable	\$ 38,040	\$ -	38,040
18 Due to Other	102,900	-	102,900
19 Deferred Revenue	8,350	1,479	9,829
20 Total Liabilities	<u>149,289</u>	<u>1,479</u>	<u>150,768</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	914,480	137,984	1,052,465
28 Total Fund Balance	<u>1,721,101</u>	<u>137,984</u>	<u>1,859,085</u>
29 Total Liabilities & Fund Balance	<u>\$ 1,870,389</u>	<u>\$ 139,463</u>	<u>\$ 2,009,853</u>

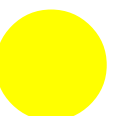


Magnolia Park
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to March 31, 2026

	<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	\$ 4,303	\$ 577,205	\$ (8,350)	98.57%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	<u>\$ 588,755</u>	<u>\$ 4,303</u>	<u>\$ 577,205</u>	<u>\$ (11,550)</u>	<u>98.04%</u>
6 Expenditures:					
7 Administrative	#				
8 Board of Supervisors	\$ 12,000	\$ 600	\$ 3,400	\$ (8,600)	28.33%
9 Payroll Taxes	918	46	260	(658)	28.33%
10 Payroll Services	650	50	250	(400)	38.46%
11 Management Consulting Services	38,582	3,215	19,291	(19,291)	50.00%
12 General Administrative	4,542	379	2,271	(2,271)	50.00%
13 Miscellaneous & Contingency	2,293	27	27	(2,266)	1.18%
14 Assessment Administration	6,736	561	3,368	(3,368)	50.00%
15 Auditing	3,500	-	-	(3,500)	0.00%
16 Insurance - Liability, Property & Casualty	13,112	-	11,910	(1,202)	90.83%
17 Regulatory & Permit Fees	175	-	175	-	100.00%
18 Legal Advertisements	1,000	70	144	(856)	14.44%
19 Engineering Services	12,000	4,550	11,727	(273)	97.73%
20 Legal Services	12,000	-	3,841	(8,159)	32.01%
21 Postage & Freight (Mass Mailing)	1,500	-	41	(1,459)	2.75%
22 Website	2,600	50	302	(2,298)	11.63%
23 Meeting Room	4,428	369	1,842	(2,586)	41.60%
24 Total Administrative	<u>116,036</u>	<u>9,917</u>	<u>58,850</u>	<u>(57,186)</u>	<u>50.72%</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	1,623	(1,622)	50.00%
29 Total Debt Service Administration	<u>8,044</u>	<u>270</u>	<u>5,870</u>	<u>(2,174)</u>	<u>72.97%</u>
30 Field Operations					
31 Electricity General	3,000	158	1,087	(1,913)	36.23%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	11,531	(11,969)	49.07%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	3,120	24,791	(20,419)	54.83%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	4,550	9,263	(737)	0.93
38 Landscape Maintenance	189,480	14,917	90,392	(99,088)	47.71%
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	3,325	8,762	(9,238)	48.68%



43	Renewal & Replacement Reserve	<u>134,700</u>	<u>25,340</u>	<u>83,888</u>	<u>(50,812)</u>	62.28%
44	Total Field Operations	<u>464,675</u>	<u>53,339</u>	<u>241,415</u>	<u>(223,260)</u>	51.95%
45	Total Expenditures	<u><u>\$ 588,755</u></u>	<u><u>\$ 63,527</u></u>	<u><u>\$ 306,135</u></u>	<u><u>\$ (282,620)</u></u>	52.00%
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		\$ (59,223)	\$ 271,070		
52	Fund Balance - Ending			<u><u>\$ 1,721,101</u></u>		

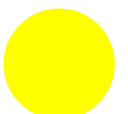


Magnolia Park

Debt Service Series 2020

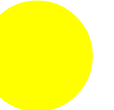
Statement of Revenues, Expenditures and Changes in Fund Balance For the period from October 1, 2025 to March 31, 2026

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 102,241	\$ (1,479)
3 Interest	-	750	750
4 Total Revenues	<u><u>\$ 103,720</u></u>	<u><u>\$ 102,991</u></u>	<u><u>\$ (729)</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	\$ 81,291	
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>\$ 137,984</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	1,886,826.90			
02/23/2026	1790	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,886,326.90			
02/28/2026			EOM TOTALS	\$	6,161.39	\$	35,206.14	\$	1,886,326.90
03/02/2026	100344	VESTA DISTRICT SERVICES	Invoice: 431100 (Reference: Management fee services Mar26.)		4,425.42	1,881,901.48			
03/02/2026	01ACH030226	TECO	6510 Falkenburg Rd 01.03.26- 02.02.26		198.25	1,881,703.23			
03/03/2026	01ACH030326	TECO	Magnolia Park Blvd PH F 01.06.26- 02.03.26		978.85	1,880,724.38			
03/03/2026	02ACH030326	TECO	Faulkenburg/Progress 01.06.26- 02.03.26		949.69	1,879,774.69			
03/04/2026	100345	Premier Lakes, Inc.	Invoice: 3533 (Reference: Annual Lake Maintenance.)		3,120.00	1,876,654.69			
03/05/2026	01ACH030526	Google Services	Monthly services		50.40	1,876,604.29			
03/05/2026			Deposit	5,065.69		1,881,669.98			
03/11/2026	100346	United Land Services	Invoice: 194730 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance March 2026.)		14,917.00	1,866,752.98			
03/12/2026	100347	VESTA DISTRICT SERVICES	Invoice: 431339 (Reference: Billable Expenses - Feb 2026.)		54.04	1,866,698.94			
03/16/2026	100348	Business Observer	Invoice: 26-00864H (Reference: Legal Advertising - Board Meeting.)		70.00	1,866,628.94			
03/20/2026	032026BOS1	DAVID TURNER	BOS MTG 3/11/26		184.70	1,866,444.24			
03/20/2026	032026BOS2	Engage Peo	BOS MTG 3/11/26		141.80	1,866,302.44			
03/20/2026	032026BOS3	Jean Williams	BOS MTG 3/11/26		184.70	1,866,117.74			
03/20/2026	032026BOS4	Robert Shannon	BOS MTG 3/11/26		184.70	1,865,933.04			
03/23/2026	100349	United Land Services	Invoice: 196331 (Reference: Irrigation Repairs.)		4,550.00	1,861,383.04			
03/31/2026	01ACH033126	TECO	6510 Falkenburg Rd 02.03.26- 03.03.26		158.40	1,861,224.64			
03/31/2026			EOM TOTALS	\$	5,065.69	\$	30,167.95	\$	1,861,224.64

