

**MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Monday, June 8, 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. SWFWMD Permit Renewal Reports

a. Permit #30316.007

[Exhibit 1](#)

b. Permit #29642.001

[Exhibit 2](#)

c. Permit #30316.006

[Exhibit 3](#)

2. Presentation & Consideration of Operation and Maintenance Proposals

[Exhibit 4](#)

Summary for SWFWMD Certifications

a. Finn Outdoor - \$32,600.00 total

b. Advanced Drainage Solutions - \$54,525.00 total

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

IV. Business Matters

A. Vendor Reports

1. Aquatic Maintenance Services Report – *Premier Lakes*

[Exhibit 5](#)

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

[Exhibit 6](#)

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

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

[Exhibit 7](#)

4. Review of Magnolia Park CDD Website Maintenance Request Log
Through **06/05**

[Exhibit 8](#)

5. Discussion of Ongoing Issues and Resident Concerns with Ponds 6 and 7

[Exhibit 9](#)

V. Staff Reports 2.

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



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

VI. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 11, 2026 [Exhibit 10](#)

B. Consideration and Acceptance of the April 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

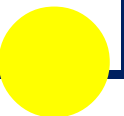
5:30 p.m. on Monday, July 13, 2026

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

X. Adjournment



EXHIBIT 1





Stantec visited Magnolia Park on April 28 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 30316.007 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

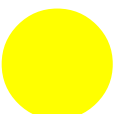
Vasili Kostakis

Project Engineer

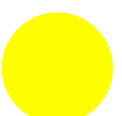
Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



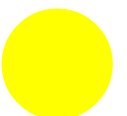
Location map:



Location 1: Lack of turf makes the area susceptible to erosion. Monitor area for future repair.

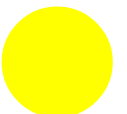


Location 2: Lack of turf makes the area susceptible to erosion. Monitor area for future repair.





Location 3: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. See picture below for additional information.



Location 4: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. See picture below for additional information.



Location 5: Pipes coming out of wet land.

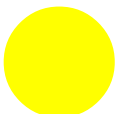


EXHIBIT 2





Stantec visited Magnolia Park on Thursday April 28, 2026 to review ponds associated with SWFWMD Operation and Maintenance permit 29642.001 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

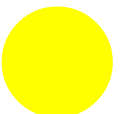
Vasili Kostakis

Project Engineer

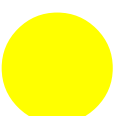
Stantec

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Vasili.kostakis@Stantec.com



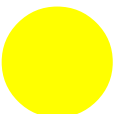
Location map:



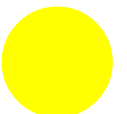
Location 1: Clear vegetation 6' around outfall. Sod all disturbed areas.



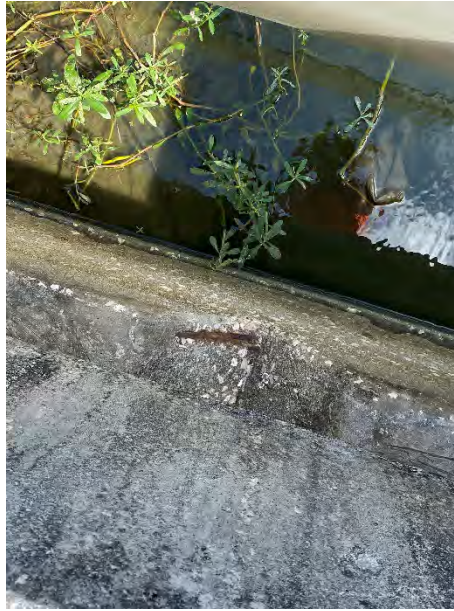
Location 2: Existing skimmer is missing. Replace skimmer. Place sand cement bags under and around exposed concrete pipe. Sod on bare pond bank around structure.



Location 3: Remove overgrown vegetation from overflow weir to ensure proper flow.

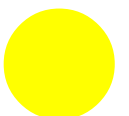


Location 4: Exposed rebar in structure. Apply epoxy over exposed rebar to reduce corrosion



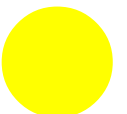
Location 5: Pond bank erosion. Install Rip Rap along pond bank. Approximately 300'.

Provide bid alternate to install rip rap around 3 large drop off areas. Approximately 150' of rip rap.





Location 6: (MES) is clogged at the pipe. Jet pipe from upstream structure to remove silt and debris.



Location 7: Minor erosion under tree. Monitor for future erosion.

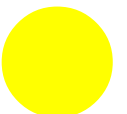


EXHIBIT 3





Stantec visited Magnolia Park on April 28 2026, to review ponds associated with SWFWMD Operation and Maintenance permit 30316.006 due for renewal. Some of the items reviewed during in our inspection include, ensuring drainage structures are free of defects and functioning as intended, pond banks are graded correctly and do not have erosion present, and vegetation both within the ponds and beyond the top of bank do not inhibit the functionality of the overall pond system. We have provided location maps and photographic documentation below with recommendations for repairs, to ensure the ponds continue to function as designed.

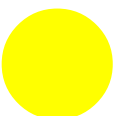
Vasili Kostakis

Project Engineer

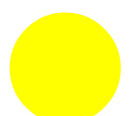
Stantec

(727) 431-1528

Vasili.kostakis@Stantec.com



Location map:



Location 1: Clear vegetation 6' around outfall. Sod all disturbed areas.



Location 2: Clear vegetation 6' around outfall.

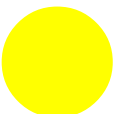


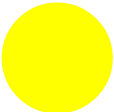
EXHIBIT 4



Magnoila park
 Proposal Summary



Contractor	Contact	Proposal Amount	Notes
Advanced Drainage Solutions	Chad Harris		
		49,125	Permit 30316.001
		\$2,500	Permit 30316.006
		\$2,900	Permit 30316.007
TOTAL		\$54,525	
Finn outdoor	Robb Brown		
		\$27,000	Permit 30316.001
		\$1,800	Permit 30316.006
		\$3,800	Permit 30316.007
TOTAL		\$32,600	





ADVANCED DRAINAGE SOLUTIONS

Stormwater System Rehabilitation and Pond Bank Stabilization

Prepared For: Magnolia Park CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 06/012026

Proposal No. : 1269

(SWFWMD Permit No. 29642.001)

Project Location: Magnolia Park CDD

Project Overview

Proposal for stormwater system maintenance, rehabilitation, and erosion control improvements at multiple locations throughout the site. Work includes vegetation removal around stormwater structures, skimmer replacement, overflow weir clearing, structural rehabilitation, pond bank stabilization with riprap installation, and cleaning of the MES pipe to restore functionality and improve long-term system performance. Associated grading, debris disposal, and sod restoration will be completed as needed to stabilize disturbed areas and maintain site integrity.

Scope of Work

Location 1 – Outfall Vegetation Removal

Clear and remove vegetation within a six (6) foot radius surrounding the outfall structure. All debris shall be removed and disposed of offsite. Fine grading of disturbed areas will be completed, and sod will be installed as needed to restore the area.

\$975.00

Location 2 – Skimmer Replacement and Bank Stabilization

Furnish and install a replacement skimmer assembly. Install sand-cement bags around the exposed pipe for stabilization and erosion protection. Grade all disturbed areas and install sod as necessary to restore the site.

\$4,850.00

Location 3 – Overflow Weir Vegetation Removal

Remove brush, shrubs, and nuisance vegetation surrounding the overflow weir. All debris shall be removed and disposed of offsite.

\$975.00

Location 4 – Structure Rehabilitation

Clean exposed reinforcing steel and apply a corrosion-inhibiting epoxy coating to protect and preserve the structural integrity of the existing structure.

\$575.00

Location 5 – Pond Bank Erosion Repair

Furnish and install riprap stabilization along approximately 300 linear feet (LF) of pond bank. Scope includes site preparation, installation of geotextile fabric, stone placement, grading, and final cleanup of the work area.

\$40,500.00

Location 6 – MES Pipe Cleaning

Remove accumulated sediment and debris from the accessible mud-filled section of the MES pipe utilizing hand tools. All removed materials shall be disposed of offsite.

\$1,250.00

Qualification – Location 6:

Pricing is based on manual cleaning utilizing hand tools only. Should field conditions require the use of a vacuum truck, jetter, combination vacuum/jetting unit, or other specialized equipment, additional costs may apply and will be addressed through an approved change order.

Project Pricing

Base Bid: **\$49,125.00**

Alternate No. 1 (150 LF Riprap @ \$135/LF): \$20,250.00

Total with Alternate: **\$69,375.00**

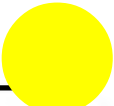
Terms & Schedule

We anticipate completing the work within 3–4 weeks from Notice to Proceed, weather permitting. Pricing is based on the scope outlined above, and any additional work outside of this scope will require written approval. Once the proposal is accepted, work will be scheduled accordingly.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by 

Stormwater Infrastructure Repair and Stabilization Proposal

Prepared For: Magnolia Park CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 06/01/2026

Proposal No. : 1271

Project Location: Magnolia Park CDD

Project Overview

Proposal for stabilization and repair of two mitered end sections, including excavation, installation of stone and rip rap for erosion control, grading, and restoration of disturbed areas.

Scope of Work

Location 3 – Mitered End Section Repair

1. Excavate and prepare area surrounding existing mitered end section.
2. Install #57 stone and compacted fill beneath the existing structure to eliminate undermining.
3. Install filter fabric and rip rap extending a minimum of 2 feet from the structure.
4. Grade and stabilize disturbed areas.
5. Install sod as required to restore disturbed turf areas.

\$1,450.00

Location 4 – Mitered End Section Repair

1. Excavate and prepare area surrounding existing mitered end section.
2. Install #57 stone and compacted fill beneath the existing structure to eliminate undermining.
3. Install filter fabric and rip rap extending a minimum of 2 feet from the structure.
4. Grade and stabilize disturbed areas.
5. Install sod as required to restore disturbed turf areas.

\$1,450.00

Project Pricing

Location 3 MES Repair: **\$1,450.00**

Location 4 MES Repair: **\$1,450.00**

Total Project Cost: \$2,900.00

Assumptions, Exclusions & Schedule

Pricing is based on reasonable site access for equipment and materials. No dewatering or permitting fees are included in this proposal. Repairs are limited to the areas identified in the inspection report, and any concealed or unforeseen conditions encountered during construction requiring additional work will be addressed through a written change order. Work can be scheduled within 2-3 weeks of proposal acceptance and is anticipated to be completed within one (1) working day, weather permitting.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by



Pond Outfall Vegetation Maintenance

Prepared For: Magnolia Park CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 06/012026

Proposal No. : 1270

(SWFWMD Permit No. 30316.006.)

Project Location: Magnolia Park CDD

Project Overview

Proposal for vegetation clearing and maintenance around stormwater outfall structures at two locations. Work consists of removing vegetation within a six-foot radius of each outfall, hauling away and properly disposing of debris, and restoring disturbed areas with sod where applicable to improve access, function, and overall site appearance.

Scope of Work

Location 1:

Clear and remove vegetation within a 6-foot radius of the outfall structure. Haul away and properly dispose of all cleared vegetation. Restore all disturbed areas with sod upon completion of vegetation removal.

\$1,250.00

Location 2:

Clear and remove vegetation within a 6-foot radius of the outfall structure. Haul away and properly dispose of all cleared vegetation.

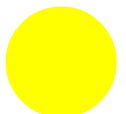
\$1,250.00

Project Pricing

Location 1: **\$1,250.00**

Location 2: **\$1,250.00**

Total Project Cost: \$2,500.00



Terms & Schedule

We anticipate completing the work within 3–4 weeks from Notice to Proceed, weather permitting. Pricing is based on the scope outlined above, and any additional work outside of this scope will require written approval. Once the proposal is accepted, work will be scheduled accordingly.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.

Accepted date

Accepted by



ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

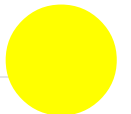


Bill to
Magnolia Park CDD

Estimate details

Estimate no.: 2518
Estimate date: 05/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		O and M Items	29642.001 Location 1 -- Clear vegetation 6' around outfall. Sod all disturbed areas	1	\$900.00	\$900.00
2.		O and M Items	29642.001 Location 2 -- Replace missing skimmer with aluminum skimmer. Place sand cement bags under and around exposed concrete pipe. Sod on bare pond bank around structure.	1	\$2,600.00	\$2,600.00
3.		O and M Items	29642.001 Location 3 -- Remove overgrown vegetation from overflow weir to ensure proper flow.	1	\$1,200.00	\$1,200.00
4.		O and M Items	29642.001 Location 4 -- Apply epoxy over exposed rebar in structure to reduce corrosion	1	\$250.00	\$250.00
5.		O and M Items	29642.001 Location 5 -- Install geotextile liner and limestone rip rap to 8" above normal water level in three distinct locations (each approximately 50 linear feet), backfill and sod as necessary to restore bank. ALTERNATE OPTION: Restore (with same scope) entire 300 linear feet of bank, encompassing the three areas above and all areas between. ADD \$15,750	1	\$20,250.00	\$20,250.00
6.		O and M Items	29642.001 Location 6 -- Remove sediment and debris from pipe end at pond; Jet pipe from upstream structure to remove silt and debris as needed.	1	\$1,800.00	\$1,800.00
7.						



	O and M Items	29642.001 Location 7 -- Monitoring only. No action needed	1	\$0.00	\$0.00
8.	O and M Items	30316.006 Location 1 -- Clear vegetation 6' around outfall. Sod all disturbed areas	1	\$900.00	\$900.00
9.	O and M Items	30316.006 Location 2 -- Clear vegetation 6' around outfall. Sod all disturbed areas	1	\$900.00	\$900.00
10.	O and M Items	30316.007 Location 1 -- Monitoring only. No action needed	1	\$0.00	\$0.00
11.	O and M Items	30316.007 Location 2 -- Monitoring only. No action needed	1	\$0.00	\$0.00
12.	O and M Items	30316.007 Location 3 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	\$1,800.00	\$1,800.00
13.	O and M Items	30316.007 Location 4 -- Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas.	1	\$1,800.00	\$1,800.00
14.	O and M Items	303016.007 Location 5 -- Pipes coming out of wetland. Investigate and photo report.	1	\$200.00	\$200.00

Total **\$32,600.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

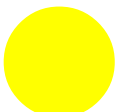
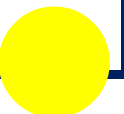


EXHIBIT 5





Magnolia Park CDD

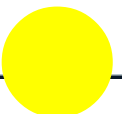
Aquatics Report

5/29/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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





30



Comments:

Hydrilla was previously treated. Good results achieved. Subsequent algae bloom observed.

Action Required

Algae Treatment

Target:

Filamentous Algae

29



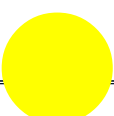
Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:



28



Comments:

Large amount of broadleaf weeds sprouted.

Action Required

Shoreline weed treatment

Target:

Broadleaf Weeds

1



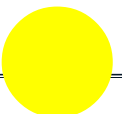
Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:



2



Comments:

Minor shoreline weeds observed, otherwise this pond is in good condition.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

3



Comments:

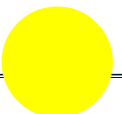
Shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



4



Comments:

Minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

5



Comments:

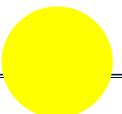
Shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



6



Comments:

Minor shoreline weeds observed, particularly within the beneficial littoral plants. Otherwise, this pond is in good condition.

Action Required

Selective shoreline weed treatment

Target:

Alligator Weed

7



Comments:

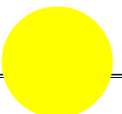
Minor shoreline weeds observed, otherwise this pond is in good condition.

Action Required

Shoreline Weed Treatment

Target:

Torpedo Grass





8



Comments:

Minor shoreline weeds observed, otherwise this pond is in good condition.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass

9



Comments:

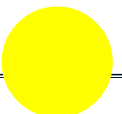
Minor shoreline weeds observed, otherwise this pond is in good condition.

Action Required

Shoreline Weed Treatment

Target:

Broadleaf weeds, particularly sedge and Carolina willows.



10



Comments:

Large amounts of torpedo grass growing in the beneficial littoral plants. Also shoreline weeds in exposed areas.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass

34



Comments:

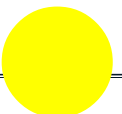
Previous grass treatment knocked down a lot of the growth, but the regrowth has been rapid due to the prior amount. Will treat again.

Action Required

Shoreline Weed Treatment

Target:

Torpedo Grass





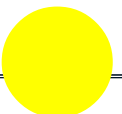
Management Summary

Overall, the property is in good condition. There is a bit more shoreline weeds than I would like to see, particularly on pond 10, time of year. Warm weather combined with large exposed banks and rainfall is causing rapid growth of shoreline weeds. We will continue to spray it out through routine maintenance.

Last month we identified and treated Hydrilla in Pond 30. The treatment was very successful and an algae bloom was observed today. It is very common to see a significant algae bloom after a successful submerged vegetation treatment. We will treat the algae and hopefully should have this pond cleared right back up.

Over the next month, we expect to see a significant increase in water levels. Typically, my main concern is having submerged vegetation in good control prior to this time, which there is no submerged vegetation on the property at this time. I am very happy with that aspect of the community as it has set us up for success in the summer months. High water levels will also assist in drowning out a lot of the broadleaf weeds on the exposed banks, as a good portion of them cannot survive in the water.

We appreciate your business!



Work Order



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

DATE	05/18/2026 -
TECH(S)	Matthew Hanson
JOB #	1077892631

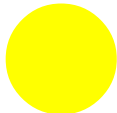
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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 grasses and vegetation on shoreline of ponds of 14-18,20,21,26,38 Traded algae and ponds 15-18,22,26 Picked up trash on ponds 17,18,26,22
-------------------------	---



Work Order



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

DATE	05/25/2026 -
TECH(S)	Matthew Hanson
JOB #	1077892842

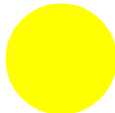
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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 grasses along the shore lines of ponds 11,12,13,22-25,30,31 Treated algae in ponds 11,12,13,25,30,31 Pick up trash 22,23,24,25,30,31
-------------------------	---



Work Order



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

DATE	06/02/2026 -
TECH(S)	Matthew Hanson
JOB #	1077972569

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 grasses along the shore lines of ponds 1-10,30,31, Treated algae in ponds 2-5,10,30,31
-------------------------	--

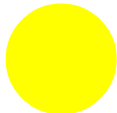
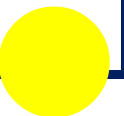


EXHIBIT 6





Cristi Cochran
ULS

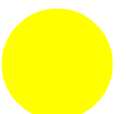
JUNE LANDSCAPE AUDIT

Magnolia Park CDD

Tuesday, June 2, 2026

Prepared For Board

14 Issues Identified





ISSUE 1

Assigned To Crew

Trim hedges Falkenburg and Turnstone



ISSUE 2

Assigned To Crew

Remove vines from hedges entrance to Turnstone



ISSUE 3

Assigned To Board

Approved cleanup of fence overgrowth in progress



ISSUE 4

Assigned To Crew

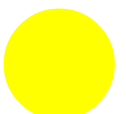
E Falkenburg remove dead shrub



ISSUE 5

Assigned To Board

ULS discovered irrigation controller turned off by others, will add more flowers under warranty





ISSUE 6

Assigned To Crew

Hand prune blue daze in half next visit



ISSUE 7

Assigned To Board

ULS will add more flowers under warranty



ISSUE 8

Assigned To Crew

Trim Ixora in half



ISSUE 9

Assigned To Crew

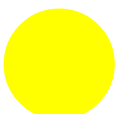
Trim ixora in half



ISSUE 10

Assigned To Crew

Remove brown limb from new oak tree





ISSUE 11

Assigned To Crew

Shape holly trees Mag Park Blvd



ISSUE 12

Assigned To Crew

Tip Loropetalum



ISSUE 13

Assigned To Crew

Tip Podocarpus Fallen Leaf



ISSUE 14

Assigned To Crew

Fallen Leaf entry trim back Brazilian pepper

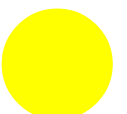
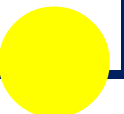


EXHIBIT 7





Field Operations Report
for
Magnolia Park
Community Development
District
June 2026



Magnolia Park

- Machforms.
 - Updated from June.
- Landscaping.
 - Falkenburg landscaping is being addressed.
 - Tree in Wetland Falling.
 - Trimming along Pond 29 – Quarterly
 - Crew was on-site the week of the 1st to complete this job.
 - New flowers going in off Mag Park and Progress Blvd.
 - Irrigation Issues.
- No Fishing Signs.
 - Replacing as needed.
 - Finding faded or unreadable signs in the community are being replaced.
- Fencing.
 - Quotes have been requested for new fence installation and fence repair.
 - Affordable Fence.
 - Unleashed Fencing.
 - Family Fence Company.
 - Fence Installation Of Wesley Chapel.
 - Good Looking Fence.
 - Apex Fencing.



Date Created	To:	Address	Message	Response
2026-06-05 10:35:17	Landscape	5941 Sweet Birch Drive	The grounds behind houses north of Sweet Birch Drive, and around the ponds have not been maintained in weeks having caused grass overgrown, preventing access. Would appreciate prompt action so residents can resume usage of these areas. Thank you in	The Landscaping team has been made aware of this issue. Thank you for
2026-05-29 11:24:28	Seat 4: Robert Shannon	4937 White Sanderling Court	Deceased duck next to a tree by the pond, two houses north of me.	Vendor will be on-site to remove the bird ASAP
2026-05-27 17:11:18	Landscape	6111 Magnolia Park Boulevard, Riverview, FL 33578	Hello I wanted to get an email a sent several months ago about the area near the pond hasn't be mowed for over a year. Please let me know if something has changed.	Thank you for reaching out, unfortunaly there is not much we can do in the area due to it being locatedied in the conservation area.

Date Created	To:	Address	Message	Response
<p>2026-05-24 18:07:16</p>	<p>Field Manager</p>	<p>5014 Wabash Pl</p>	<p>The CDD has suddenly stopped maintaining the center medians of Magnolia Park Blvd North of Progress Blvd after years of maintaining it, while at the same time continuing to maintaining the other medians. When directed to contact the county, after some time, they have come back and pointed out this map below that shows the CDD is responsible for this maintenance and it will not be maintained by the county.</p> <p>Why would the CDD suddenly stop maintaining this median (after years of maintaining) and while continuing to maintain others throughout the community?</p> <p>Additionally, let's say the county is incorrect and they are responsible for maintaining, why would the CDD just stop without a transition plan in place? (To be clear, the county says they will not maintain)</p> <p>Do you not care how your community looks?</p>	<p>Good afternoon, this is the city's property, and the CDD does not have control over this area.</p>



Date Created	To:	Address	Message	Response
2026-05-24 17:36:12	Seat 1: David Turner	5014 Wabash Pl	<p>The CDD has stopped maintaining the center median of Magnolia Park Blvd (north of Progress blvd), stating that it's the county's to maintain. (after years of the CDD maintaining it).</p> <p>After contacting the county, the have redirected us to this map indicating it is the CDD that is to maintain it.</p> <p>https://gis2017-01-10t133755357z-hillsborough.opendata.arcgis.com/dataset/s/hillsborough::community-development-districts/explore?location=27.893767%2C-82.349913%2C16</p> <p>Why after all these years would the CDD suddenly stop maintaining this?</p>	<p>Good afternoon, this is the city's property, and the CDD does not have control over this area.</p>
2026-05-22 15:49:40	District Manager	5016 Fallen Leaf Dr	<p>I see a dead pigeon in my patio now. What should I do, do I remove it myself, or wait for your assistance. Please clarify.</p>	<p>Pond vendor has been notified about this issue</p>





4690 Watson Woods
Way, Riverview, FL
33578



6510 S Falkenburg Rd, Riverview, FL
33578



Pond 6



Pond 7

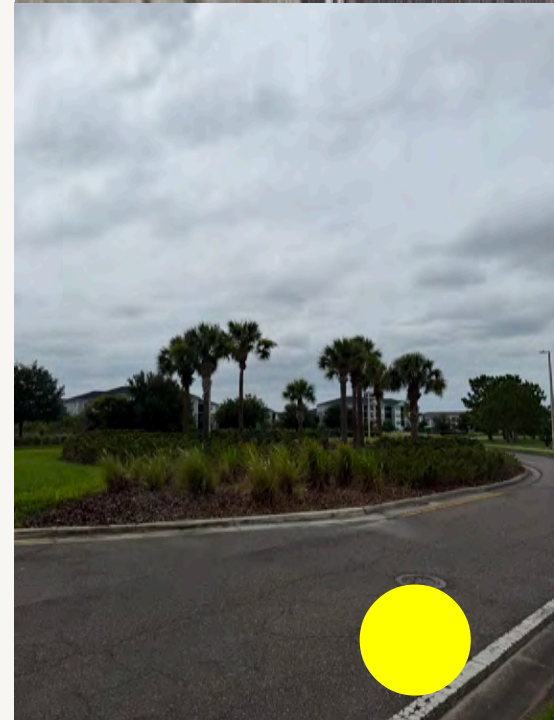




Mag Park South
Entrance



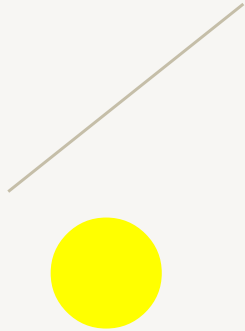
Mag Park South
Entrance



Mag Park South

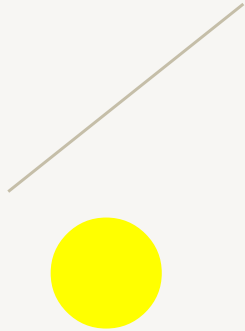


Mag Park South





Mag Park South





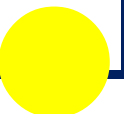
THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

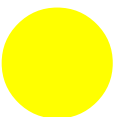


EXHIBIT 8



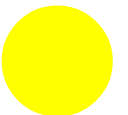
Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
181	6/5/2026	Landscape	Perez	5941 Sweet Birch Dr	The grounds behind houses north of Sweet Birch Drive, and around the ponds have not been maintained in weeks having caused grass overgrown, preventing access. Would appreciate prompt action so residents can resume usage of these areas. Thank you in advance for your efforts	
180	5/29/2026	Robert Shannon	Estes	4937 White Sanderling Court	Deceased duck next to a tree by the pond, two houses north of me.	
179	5/27/2027	Landscape	Petit-Frere	6111 Magnolia Park Blvd	Hello I wanted to get an email a sent several months ago about the area near the pond hasn't be mowed for over a year. Please let me know if something has changed.	
178	5/24/2026	Field Manager, David Turner, Jean Williams	Leonard	5014 Wabash Pl	The CDD has suddenly stopped maintaining the center medians of Magnolia Park Blvd North of Progress Blvd after years of maintaining it, while at the same time continuing to maintaining the other medians. When directed to contact the county, after some time, they have come back and pointed out this map below that shows the CDD is responsible for this maintenance and it will not be maintained by the county. (https://gis2017-01-10t133755357z-hillsborough.opendata.arcgis.com/datasets/hillsborough::community-development-districts/explore?location=27.899238%2C-82.351597%2C16) Why would the CDD suddenly stop maintaining this median (after years of maintaining) and while continuing to maintain others throughout the community? Additionally, let's say the county is incorrect and they are responsible for maintaining, why would the CDD just stop without a transition plan in place? (To be clear, the county says they will not maintain)	
175	5/22/2026	District Manager	Selvaraj	5016 Fallen Leaf Dr	I see a dead pigeon in my patio now. What should I do, do I remove it myself, or wait for your assistance. Please clarify.	
174	5/15/2026	Aquatics	Garcia	4761 White Sanderling Ct	Hello again! A neighbor of ours has mentioned to me that there is another dead duck near the pond in west, behind 4925 White sanderling Ct. Looks to have been there for over a week, not noticeable due to the long grass back there. She never reported it, figured I'd reach back out. Thank you!	
172	5/10/2026	Landscape	Pleslak	4833 White Sanderling Ct	The HOA is telling me they are not responsible for giving me sod for the rear and that I need to contact the CDD. I'm reaching out because I'm entitled to have the same green lawns in the rear as all other homeowners and I am reaching out to request this be done. Magnolia west townhomes.	
171	5/10/2026	Aquatics	Garcia	4761 White Sanderling Ct	Theres been a dead Muscovy duck near the pond for the last 5 days. Im wondering if this was reported. Thank you!	
169	5/5/2026	Landscape	Griffin	9318 Grand Harvest Ct	The entrance off of Progress Blvd into Magnolia Park East is incredibly unkempt. The medians require mowing, trimming, and weed removal. I have never seen it so tall and abandoned looking. What are my CDD fees going toward if not to maintain the appearance of my neighborhood? Every other entrance is maintained, why is this one being skipped? Please let me know when I can expect this to be fixed. Thanks.	
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	



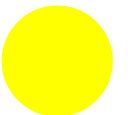
Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
167	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.	
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
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 on or 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



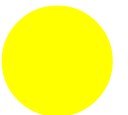
Magnolia Park CDD Website Field Service Requests

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>	



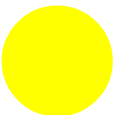
Magnolia Park CDD Website Field Service Requests

Entry				Message	Resolution	
#	Date Created	To:	Name	Address		
154	2025-10-28 0	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>	



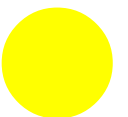
Magnolia Park CDD Website Field Service Requests

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 	



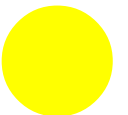
Magnolia Park CDD Website Field Service Requests

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	Good morning, 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 Could you please advise on the process and timeline for addressing this issue, along with any planned solutions? Thank you for your attention to this matter. I look forward to your response. Best, Shae	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
143	2025-09-04 1	Aquatics	Upshaw	6321 Magnolia Park Blvd	<p>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.</p>	Bush reached out to landscaping to look at the area



Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
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)

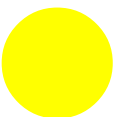


EXHIBIT 9



From: Corey J. Peloquin <coreyjpeloquin@gmail.com>
Sent: Wednesday, May 27, 2026 9:58 AM
To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>; Michael P. Bush <mbush@vestapropertyservices.com>; disneydave2002@gmail.com <disneydave2002@gmail.com>; jeancwilliams@verizon.net <jeancwilliams@verizon.net>; rloveras92@gmail.com <rloveras92@gmail.com>; Acuity2009@outlook.com <Acuity2009@outlook.com>
Cc: RobynMarkley8@gmail.com <RobynMarkley8@gmail.com>; Jer Long <jeron2632@gmail.com>
Subject: Ongoing issue with 'trespassers' and fishing - Magnolia Park East (ponds 6 and 7)

External Sender - From: ("Corey J. Peloquin"
<coreyjpeloquin@gmail.com>)

This message came from outside your organization.

Barry, Michael, & Magnolia Park CDD Board.

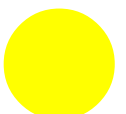
This email is to memorialize the ongoing concern and issue that I've raised with Barry by phone a couple of times and with the Magnolia Park CDD Board, first dating back in October/November 2025, and last addressed with the CDD Board at the February 9, 2026 (I addressed it virtually during public comment of the agenda). In addition to my below email, I expect to attend the upcoming June CDD meeting. However, given 3-minutes per person during the 'audience comments - new business' of the agenda, I wanted to organize and convey homeowner experiences and details in this email, since the ongoing situation we are facing can't easily be shared in 3 minutes. While there are 3 homeowners impacted, 2 of which are CC'd on this email, all 3 homeowners are more than willing to speak further with the CDD to problem-solve, collaborate, and work to resolve the ongoing issue we are still dealing with.

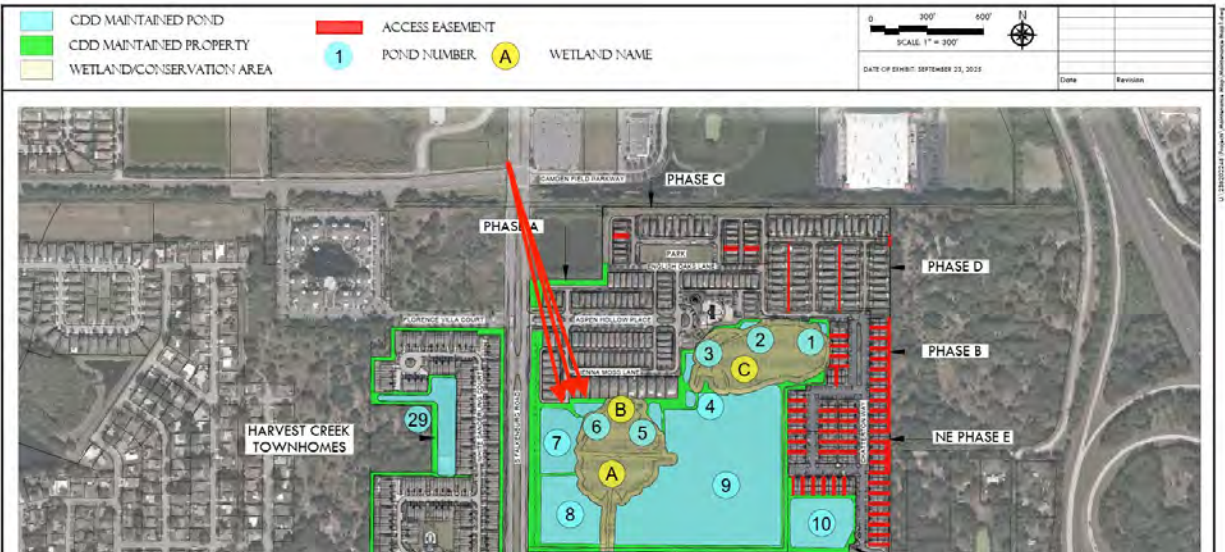
Area of Concern

There are three Magnolia Park homeowners, whose properties are adjacent to ponds 6 and 7:

- 4617 Watson Woods Way - Wenford & Maria Coleman
- 9005 Sienna Moss Lane - Robyn Markley
- 9007 Sienna Moss Lane - Corey Peloquin & Jer Long

For reference, the ongoing area of concern is marked with red arrows below.

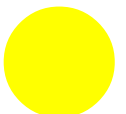




Ongoing Issues

The CDD's property found on the north side of ponds 6 and 7 continues to be problematic for the above homeowners, likely because the ponds are visible to traffic traveling on South Falkenburg round, they are very close to the entrance of the community, easily accessible by foot, bike, or car via Watson Woods Way - the road leads them right to the ponds, and there is no security post, barrier, or even deterrent (as per Hillsborough County Sheriff's Office). Understandably to the homeowners, these are water retention/storm water ponds with some wetland conservation areas. However, they seem to be perceived as easy-to-access favorable fishing ponds to others. One could argue if the ponds weren't there, we wouldn't be having this conversation, however, this conversation is more so about how to limit or deter access, as currently we are subject to teens and adults parking on the sidewalks, grass, and street; walking freely onto the CDD property surrounding ponds 6 and 7 and wandering onto homeowner property; ignoring or blatantly disregarding the posted signage; fishing at various hours; garbage being left behind on the grass and in the water; causing commotion - music, yelling, altercations with homeowners; and even damage to homeowner property.

We've all lived in our homes for 10+ years, and haven't experienced the level of disturbance that we've had to endure over the last 12+ months. The frequency and interactions/situations had grown increasingly since last year, which prompted me to first start addressing it with the CDD Board along with a CDD property/pond erosion issue affecting the same area (separate, but related). Since, homeowners have kept a watchful eye; compared notes; spoken with the Hillsborough County Sheriff's Office (HCSO); filed reports with HCSO when escalation is warranted; corresponded with Vesta District Services; and attended CDD meetings. Yet, unfortunately, there hasn't been much attention or progress made by the CDD to attempt to quell the issue taking place on the CDD's property. At the February CDD meeting, the signage originally installed by the



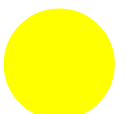
builder was proposed to be inspected and replaced with new and updated signage. Shortly thereafter, 1 small 'no fishing pond treated with chemicals' sign was installed.

It goes without saying, it's not as if we can just pick up our houses and move them elsewhere. After a long day of work, when we should be able to come home to a sanctuary and safe space, instead we are having to contend with individuals of whom, from we've experienced, 90% do not even live in or have a vested interest or ownership in the community.

Most Recent Confrontation With People on CDD Property

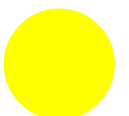
Affected homeowners want to ensure all entities - Vesta District Services, CDD Board Members, Magnolia Park's management team, and HOA - are all aware of what we continue to deal with, the frequency for which non-residents are coming through the gate, and the recurring interactions. For example, just this past weekend, all three homeowners endured 3 days back-to-back of people coming and going on the CDD's property:

On Saturday, May 23, 2026, a group of 5 people came by to fish on pond 6 and 7 for 3 hours, leaving behind garbage. While I was not home at the time, my two neighbors were, and snapped the picture from their back porch. In looking out for their own safety, neither neighbor addressed the group... never know if they are carrying a gun on them, or have one in the vehicle. One homeowner (4617 Watson Woods Way) has already had their lanai screen slashed/cut twice, which they attribute to having confronted people on the CDD's property that clearly did not belong there.



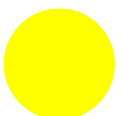


On Sunday, May 24, 2026, all 3 homeowners had the pleasure of, yet again, dealing with people on pond 6 and 7 of the CDD's property. Three guys from Saturday came back and brought four people with them to hang out and fish - some by car and some by bike. As you will see in the photo below, they pulled up to the end of Watson Woods Way and parked, then hung out around their car while fishing intermitently. A neighbor did call the Hillsborough County Sheriff's Office and asked for a sheriff to come out, as the kids were more interested in listening to their car audio. However, the sheriff didn't arrive until long after they left.

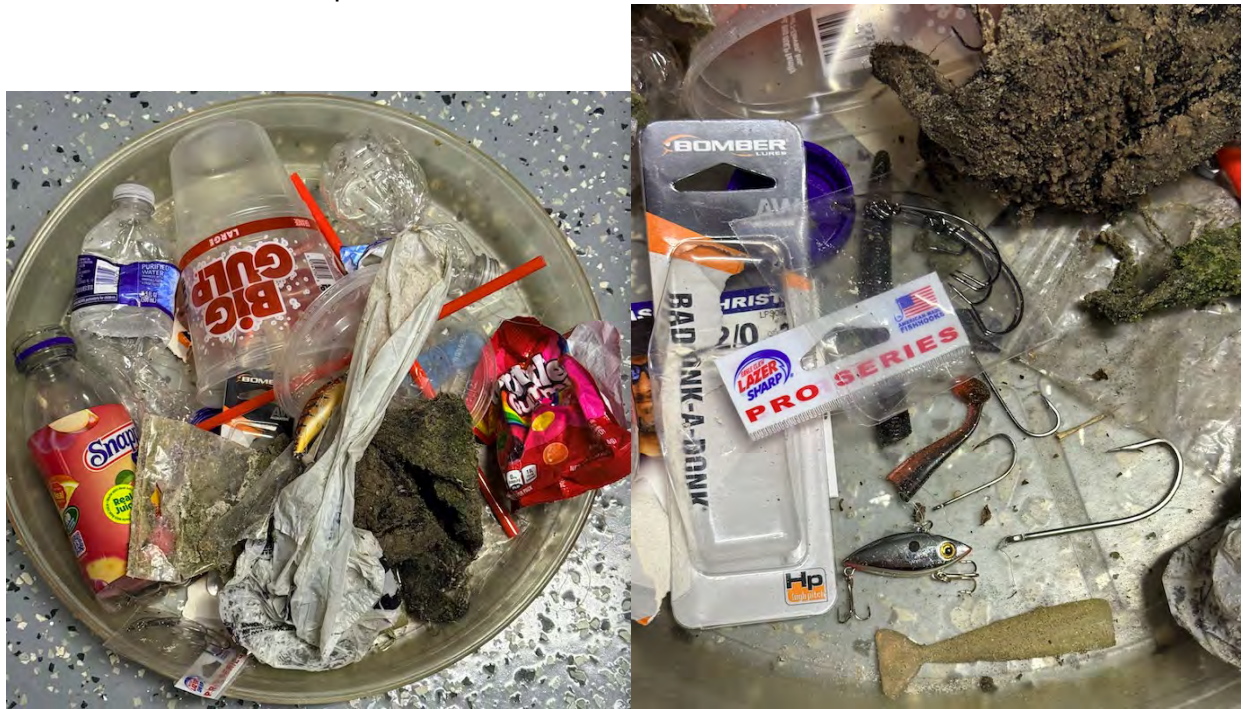




I had just gotten home around 6:30 pm to the same group of guys walking behind our house, hanging their back pack and shirts on our fence, and enjoying their time on the CDD property along pond 6. Already knowing how it was going to play out, I told two of the guys to remove their stuff from our fence and that there is no fishing on the ponds, plus there are signs posted that they had to have walked right past that say private property and no fishing. Per usual, I was met with "f [redacted] you," "I'll do what I want," "what are you gonna do about it?" "go back inside," among other profanities and slurs. I was even told by one guy "you don't wanna meet my dad, so I suggest you stop talking to me, walk away, and leave me the f [redacted] alone.... you b [redacted] n [redacted]." Imagine buying a house in Magnolia Park and paying extra to be on a lot with no houses or people behind you, paying HOA and CDD fees, wanting to enjoy your yard and view in peace, and having to endure this type of traffic and behavior!

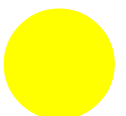


After finally leaving around 7:30 pm, my neighbor at 9005 Sienna Moss Lane and I went out and picked up the trash struned through both of our yards and on the peninsula, as we always end up doing - we aren't keen on looking out into our yard and onto the CDD property surrounding the pond and seeing garbage. Just like most of the inconsiderate visitors we continue to pick up after, they leave behind food wrappers, plastic and styrofoam cups, fishing lures, hooks, plastic shopping bags, and the occasional condoms and drug paraphernalia. Aside from a couple of styrofoam cups thrown into the water and a couple of Publix plastic grocery bags that I fished out of the pond, here's just some of the trash Robyn and I picked up that Sunday visitors left behind. Don't know if the CDD Board understands or realizes it, but the reason the north banks of ponds 6 and 7 and the land that's adjacent to 9005 and 9007 Sienna Moss Lane looks like it does (free of garbage) is because we continue to pick it up so it doesn't blow around or get run over by the lawn crews (United and YellowBird), which we've seen done before, and get to enjoy picking up several small shredded pieces.



On Monday May 26, 2026, yet again - same story, same type of verbal confrontation, long strings of profanities and slurs. However, this time, the Hillsborough County Sheriff's Office had a sheriff that was in the area and arrived just about 30-minutes from the time I had called (HCSO Case # 26-S22152). The sheriff trespassed three people, and as expected they weren't homeowners or residents in the community. Beyond coming on-site and telling them they need to leave (and hoping they listen), that is the extent to which the sheriff was able to provide assistance.

Several times in the past calling the Hillsborough County Sheriff's Office proved to be 'hit or miss' and, unfortunately, a waste of time and effort as (1) it's not an emergency (2) they



have to dispatch someone to come by, which typically takes 45+ minutes (3) the Sheriff dispatched has to be able to observe them in action (4) they have very limited capability, other than to ask them if they live in the community, ask them if they own the property they are standing on, and ask them to leave. Even at that, we have observed teens and adults swear at the officers, tell them to f off and just walk south along pond 7 to distance themselves from the officer. Essentially, that leaves us homeowners with no support or resolution.

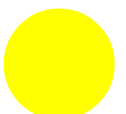
Homeowner Next Steps

Aside from increased signage, to deter people in this area, homeowners are in the process of purchasing and installing Ring cameras to mount on the front/back of their houses to surveil the property adjacent to CDD ponds 6 and 7. The homeowner at 9005 Sienna Moss Lane is also seeking quotes from fencing companies to install fencing in their backyard, particularly parallel to Watson Woods Way. She is hopeful that installing 4-foot spear-point top aluminum fencing (which conforms with the HOAs fencing guidelines) will keep people from accessing the water spicket and outdoor power outlets (which has occurred before at both 9005 Sienna Moss Lane and 4617 Watson Woods Way), walking up to her back patio door and cutting across her property to fish the banks of pond 6 or cut-through to access other ponds.



Homeowner Request of the CDD

Aside from the homeowner actions above that can be done on our individual properties, we still need to help and support of the CDD. We would appreciate the CDD giving serious consideration to installing fencing to limit open, unsecured access to the CDD's property



and ponds 6 and 7 via Watson Woods Way. It would certainly be helpful if the CDD would obtain quotes and allocate funds for fencing to be installed that would tie into the fencing of 9005 Sienna Moss Lane.

Indeed, there is a cost to installing fencing. However, one could argue that it's necessary to secure the CDD's property and interest, and the deterrent and support options available up to now are not effective or realistic in resolving the ongoing issue. Additionally, in past meetings, the CDD has authorized and approved expenditures such as \$33k on mulch replenishment, \$6k on removal of flowers and installation of petunias (beatification with a 90-day life span), and \$25k+ on replacing/installing new trees. Although we have not obtained any quotes for fencing on CDD property, using Google Maps there looks to be about 200 - 240 feet on footage. At \$60 per linear foot x 240 feet = \$14,400.00



Thank you for your consideration.

- Corey Peloquin (727-278-3468)
- Jer Long (813-446-5507)
- Robyn Markley (813-418-0022)
- Wenford Coleman (813-454-3371)
- Maria Coleman (813-454-3374)

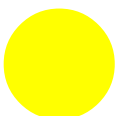
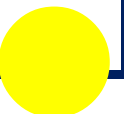


EXHIBIT 10



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

4 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community
5 Development District was held on May 11, 2026 at 5:30 p.m. at Hilton Garden Inn Tampa
6 Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The actions taken are
7 summarized as follows:

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

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

10 Present and constituting a quorum were:

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

14 Also present were:

15 Barry Jeskewich	District Manager, Vesta District Services
16 Michael Bush	Field Manager, Vesta District Services
17 Tucker Mackie	District Counsel, Kutak Rock (<i>virtually</i>)
18 Greg Woodcock	District Engineer, Stantec (<i>virtually</i>)
19 Cristi Cochran	United Land Services (<i>virtually</i>)
20 Alex Kurth	Premier Lakes (<i>virtually</i>)
21 Tasha Barlow	Magnolia Park HOA CAM
22 Rafael Lloveras	Resident

23
24 **SECOND ORDER OF BUSINESS: Staff Reports 1**

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

26 Mr. Woodcock noted that he had attended the EPC meeting regarding the Wetland
27 U rip rap project, and that their application fee was \$380. Mr. Woodcock noted that
28 the SWFWMD application fee was an additional \$250, and that with an estimated
29 \$1,400 in engineering fees for a wetland determination and staking, the total cost
30 for permitting would be \$2,030. Mr. Woodcock advised that with the Board's
31 approval, they would target the submission of the relevant applications by the end
32 of the following week.

33 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
34 approved for Stantec to proceed with the permitting process, including application submissions
35 with the EPC and SWFWMD, in a total amount not to exceed \$2,030.00, for the Magnolia Park
36 Community Development District.

37 Mr. Woodcock also noted that Stantec had reviewed three SWFWMD permits for
38 recertifications, and that the reports had been sent to contractors to get proposals
39 that he hoped to have back to present at the next meeting.

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

42 There being none, the next item followed.

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

44 A. Board of Elected Supervisors

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

46 a. Exhibit 1: Rafael Lloveras Statement of Interest

47 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
48 Board approved appointing Rafael Lloveras to fill the vacancy on Seat #3 of the Board of
49 Supervisors for the Magnolia Park Community Development District.

50 2. Exhibit 2: Administration of Oath of Office

51 3. Exhibit 3: New Supervisor Information Sheet

52 4. Exhibit 4: Consideration & Adoption of **Resolution 2026-02**, Re-
53 Designating Officers

54 On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the
55 Board approved appointing David Turner to the position of Chair of the Board of Supervisors for
56 the Magnolia Park Community Development District.

57

58 On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the
59 Board approved appointing Rafael Lloveras to the position of Vice Chair of the Board of
60 Supervisors for the Magnolia Park Community Development District.

61 Following the motion, Mr. Jeskewich stated that the remaining members of
62 the Board would each be appointed to the position of Assistant Secretary,
63 and asked for a motion to adopt the resolution with this slate of officers.

64 On a MOTION by Ms. Williams, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board
65 adopted **Resolution 2026-02**, Re-Designating Officers for the Magnolia Park Community
66 Development District.

67 5. Review of Sunshine and Public Records Laws (external links)

68 Ms. Mackie discussed certain differences between HOA and CDD service
69 and requirements under the Sunshine Amendment.

70 a. Guide to Sunshine Amendment & Code of Ethics for Public Officers
71 & Employees

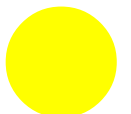
72 b. Government in the Sunshine Manual

73 c. Resources for Required Ethics Training

74 B. Vendor Reports

75 1. Exhibit 5: Aquatic Maintenance Services Report – *Premier Lakes*

76 Mr. Kurth presented the report, noting a significant increase in growth over
77 the past month.



- 78 2. Exhibit 6: Landscape Maintenance– *Cristi Cochran, United Land Services*
79 Ms. Cochran presented the report. The Board commented on the issues
80 identified during the April inspection and asked whether there were any
81 specific recurring issues, and Ms. Cochran clarified that these were all new
82 issues, though this was also expected wear and tear with the age of the
83 system and the number of zones covered.
- 84 a. Consideration of United Land Services Proposals (if any):
85 b. Exhibit 7: Irrigation Repairs for Issues Found During April
86 Inspection - \$3,243.11

87 On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board
88 approved the United Land Services Irrigation Repairs proposal for issues found during the April
89 inspection, in the amount of \$3,243.11, for the Magnolia Park Community Development District.

- 90 c. Exhibit 8: Remove and Haul Overgrowth South of Pond 29 -
91 \$8,380.68

92 On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board
93 approved the United Land Services overgrowth removal proposal, in the amount of \$8,380.68, for
94 the Magnolia Park Community Development District.

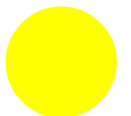
- 95 d. Exhibit 9: Quarterly Cleaning Pond 29 Perimeter - \$3,024.44
96 The Board and Ms. Cochran discussed approving this quore for one-
97 time work and reassessing after completion as to the scope of work
98 needed for regular maintenance.

99 On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board
100 approved the United Land Services proposal to clean the perimeter of Pond 29, on a one-time
101 basis, in the amount of \$3,024.44, for the Magnolia Park Community Development District.

- 102 3. Exhibit 10: Field Operations Report – *Michael Bush, Vesta District Services*
103 4. Exhibit 11: Review of Magnolia Park CDD Website Maintenance Request
104 Log Through 05/06

105 Mr. Bush verbally presented the Field Operations Report and explained the
106 photos of ponds and landscape that were provided. Mr. Bush went over the
107 new maintenance requests in the spreadsheet. Mr. Bush noted that he had
108 observed landscapers working along Falkenburg Road, and that the items
109 related to Pond 29 overgrowth were being addressed with the ULS
110 proposals that the Board had approved. Mr. Bush added that the “No
111 Fishing” signs were being replaced as needed, whenever any appeared too
112 faded or illegible.

113 Prior to proceeding with discussions about the Proposed FY 2026-2027
114 budget, Mr. Jeskewich introduced Ms. Barlow to the Board, who presented
115 a request for automatic approval for well repair costs under the cost-share
116 agreement between the HOA and CDD. Ms. Barlow explained that this was
117 related to streamlining the process for well repairs and inspections, and not



118 delaying payment of invoices. Ms. Barlow explained that the inspections
119 would involve checking Wells 1-12 with a specific punch list, and the Board
120 requested for the reports to be provided if the proposal was to be approved.
121 Mr. Jeskewich noted that the current language of the agreement had some
122 ambiguity in the threshold requiring prior written approval of the CDD. Ms.
123 Mackie advised that it would be helpful for the HOA to provide a redlined
124 draft of proposed agreement changes to expedite review. Mr. Jeskewich also
125 noted that it may be more appropriate for this to be a wells cost-share
126 agreement rather than an irrigation cost-share agreement. Ms. Barlow stated
127 that she could get with HOA's counsel to draft a redlined agreement for
128 presentation and acceptance at a future CDD Board meeting. Mr. Jeskewich
129 also noted that the quarterly inspection cost Ms. Barlow had mentioned was
130 within the spending threshold and could be approved as-is.

131 C. Exhibit 12: Presentation of Preliminary Proposed FY 2026-2027 Budget

132 Mr. Jeskewich presented the proposed FY 2026-2027 budget, explaining that this
133 was a high watermark budget and could be reduced prior to final adoption but not
134 increased overall. Mr. Jeskewich noted that the Pond & Lake Maintenance Special
135 Services line item had been moved to Field Contingencies and reduced to \$10,000
136 from \$14,790. Mr. Jeskewich also noted an increase to irrigation maintenance to
137 account for COL increases and provide a buffer. Mr. Jeskewich explained that with
138 the changes being made, the assessments would be increasing if the budget was
139 adopted as-is, in a monthly amount ranging from \$13.97 to \$47.27 depending on
140 the lot size, reiterating that this number could come down after the initial approval.
141 Ms. Williams observed that this would be the first increase to assessments in several
142 years.

143 D. Exhibit 13: Consideration & Adoption of **Resolution 2026-03**, Approving
144 Proposed Budget and Setting a Public Hearing

145 Mr. Jeskewich noted that this resolution would set a public hearing for August 10,
146 2026, at 5:30 p.m., at the Hilton Garden Inn Tampa Riverview Brandon. Ms.
147 Williams noted that she would not be able to attend a public hearing scheduled for
148 August 10.

149 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
150 Board adopted **Resolution 2026-03**, Approving Proposed Budget and Setting a Public Hearing for
151 August 10, 2026, for the Magnolia Park Community Development District.

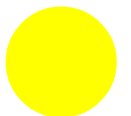
152 **FIFTH ORDER OF BUSINESS: Staff Reports 2**

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

154 Ms. Mackie noted that a mail notice would be required to go out to residents
155 regarding the proposed increase to CDD assessments, and offered to provide
156 additional language for more lay communication to the community.

157 1. Exhibit 14: Presentation of Revised Rules of Procedure

158 Ms. Mackie explained that Kutak Rock had prepared revised rules of
159 procedure for all CDD clients to account for statutory changes and improved



160 efficiencies, and that the adoption of the revised rules would require a public
161 hearing. Ms. Mackie stated that the public hearing date would be set the
162 same as the public hearing date for adopting the final FY 2026-2027 budget.

163 Ms. Williams noted a typographical error on the table of contents for Rule
164 1.2. Ms. Mackie stated that this would be corrected. Additional discussion
165 ensued regarding the RFP process and publication requirements.

166 2. Exhibit 15: Consideration & Adoption of **Resolution 2026-04**, Setting a
167 Public Hearing on Revised Rules of Procedure

168 Mr. Jeskewich noted that this resolution would set a public hearing for
169 August 10, 2026, at 5:30 p.m., at the Hilton Garden Inn Tampa Riverview
170 Brandon.

171 On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the
172 Board adopted **Resolution 2026-04**, Setting a Public Hearing on the Revised Rules of Procedure
173 for August 10, 2026, for the Magnolia Park Community Development District.

174 Following the motion, Ms. Mackie stated that she had else nothing specific to report
175 unless the Board had any further questions.

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

177 1. Water Fowl Briefing

178 2. Exhibit 16: Presentation of Registered Voter Count – 2,595 (as of April 15)

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

180 A. Exhibit 17: Consideration and Approval of the Minutes of the Board of Supervisors
181 Regular Meeting Held April 20, 2026

182 B. Exhibit 18: Consideration and Acceptance of the March 2026 Unaudited Financial
183 Report

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

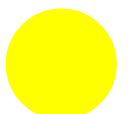
187 **SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting**
188 **Agenda Item Requests)**

189 The Board discussed the August meeting date and potentially moving it from August 10 to
190 August 19 to allow for full Board attendance. Mr. Jeskewich noted that the District admin
191 would check with the meeting space for availability on the new date, and that Resolutions
192 2026-03 and 2026-04 would need to have their public hearing dates amended if so.

193 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to**
194 **3 minutes per individual for non-agenda items)**

195 Ms. Barlow discussed mass email communication with the Board and District Counsel.

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



197 *The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on*
198 *June 8, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive,*
199 *Riverview, Florida 33578.*

200 All Board members stated that they would be present for the meeting scheduled on June 8,
201 which would constitute a quorum.

202 **TENTH ORDER OF BUSINESS: Adjournment**

203 On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the
204 Board adjourned the meeting at 7:10 p.m., for Magnolia Park Community Development District.

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

208 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
209 **noticed meeting held on June 8, 2026.**

210 _____
211 Barry Jeskewich, Secretary

_____ David Turner, Chair

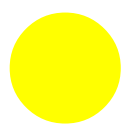


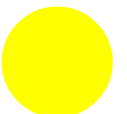
EXHIBIT 11



*Magnolia Park
Community Development District*

*Financial Statements
(Unaudited)*

*Period Ending
April 30, 2026*

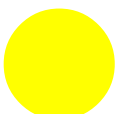


Magnolia Park CDD

Balance Sheet

April 30, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,701,812	\$ -	\$ 1,701,812
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	130,582	130,582
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	4,178	740	4,918
11 Undeposited funds	-	-	-
12 Due From Other	-	739	739
13 Prepaid Items	355	-	355
14 Deposits	1,326	-	1,326
15 Total Assets	<u>\$ 1,707,670</u>	<u>\$ 139,561</u>	<u>\$ 1,847,231</u>
16 Liabilities:			
17 Accounts Payable	\$ 1,929	\$ -	1,929
18 Due to Other	739	-	739
19 Deferred Revenue	4,178	740	4,918
20 Total Liabilities	<u>6,845</u>	<u>740</u>	<u>7,585</u>
21 Fund Balance:			
22 Non-Spendable:			
23 Prepaid & Deposits	1,681	-	1,681
24 Assigned:			
25 Capital Reserves	560,785	-	560,785
26 Operating Capital	245,020	-	245,020
27 Unassigned	893,339	138,821	1,032,160
28 Total Fund Balance	<u>1,700,825</u>	<u>138,821</u>	<u>1,839,646</u>
29 Total Liabilities & Fund Balance	<u>\$ 1,707,670</u>	<u>\$ 139,561</u>	<u>\$ 1,847,231</u>



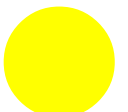
Magnolia Park

General Fund

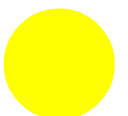
Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2025 to April 30, 2026

	Adopted Budget	Current Month	Year to Date	Variance + / (-)	% of Budget
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 4,172	\$ 581,087	\$ (4,468)	99.24%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ 4,172	\$ 581,087	\$ (7,668)	98.70%
6 Expenditures:					
7 Administrative					
8 Board of Supervisors	\$ 12,000	\$ 600	\$ 4,000	\$ (8,000)	33.33%
9 Payroll Taxes	918	46	306	(612)	33.33%
10 Payroll Services	650	50	300	(350)	46.15%
11 Management Consulting Services	38,582	3,215	22,506	(16,076)	58.33%
12 General Administrative	4,542	379	2,650	(1,893)	58.33%
13 Miscellaneous & Contingency	2,293	-	27	(2,266)	1.18%
14 Assessment Administration	6,736	561	3,929	(2,807)	58.33%
15 Auditing	3,500	-	-	(3,500)	0.00%
16 Insurance - Liability, Property & Casualty	13,112	-	11,910	(1,202)	90.83%
17 Regulatory & Permit Fees	175	-	175	-	100.00%
18 Legal Advertisements	1,000	-	144	(856)	14.44%
19 Engineering Services	12,000	-	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	353	(2,247)	13.57%
23 Meeting Room	4,428	-	1,842	(2,586)	41.60%
24 Total Administrative	116,036	4,901	63,752	(52,284)	54.94%
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	1,893	(1,352)	58.33%
29 Total Debt Service Administration	8,044	270	6,140	(1,904)	76.33%
30 Field Operations					
31 Electricity General	3,000	176	1,263	(1,737)	42.10%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	13,460	(10,040)	57.28%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	3,120	27,911	(17,299)	61.74%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	-	9,263	(737)	0.93
38 Landscape Maintenance	189,480	14,917	105,309	(84,171)	55.58%
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%

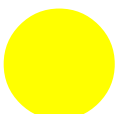


42	Field Contingency	18,000	-	8,762	(9,238)	48.68%
43	Renewal & Replacement Reserve	134,700	-	83,888	(50,812)	62.28%
44	Total Field Operations	<u>464,675</u>	<u>20,142</u>	<u>261,557</u>	<u>(203,118)</u>	56.29%
45	Total Expenditures	<u>\$ 588,755</u>	<u>\$ 25,313</u>	<u>\$ 331,448</u>	<u>\$ (257,307)</u>	56.30%
47	Other Financing Sources (Uses)					
48	Transfer In			-		
49	Transfer Out			-		
50	Total Other Financing Sources (Uses)			<u>\$ -</u>		
51	Fund Balance - Beginning			1,451,186		
46	Excess of Revenues Over (Under) Expenditures		\$ (21,141)	\$ 249,639		
52	Fund Balance - Ending			<u>\$ 1,700,825</u>		



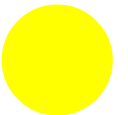
Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to April 30, 2026

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 102,930	\$ (791)
3 Interest	-	848	848
4 Total Revenues	<u><u>\$ 103,720</u></u>	<u><u>\$ 103,777</u></u>	<u><u>\$ 57</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	\$ 82,077	
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	-	56,744	
19 Debt Service Reserve Fund	509,453	-	
19 Fund Balance - Ending	<u><u>\$ 510,973</u></u>	<u><u>\$ 138,821</u></u>	

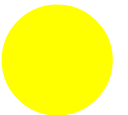


Magnolia Park CDD
Check Register
FY2026

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	1,886,326.90
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
04/01/2026	02ACH040126	TECO	Faulkenburg/Progress 02.04.26- 03.04.26		949.69	1,860,274.95
04/01/2026	03ACH040126	TECO	Magnolia Park Blvd PH F 02.04.26- 03.04.26		978.85	1,859,296.10



04/03/2026	1791	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,856,796.10
04/03/2026	100351	United Land Services	Invoice: 197983 (Reference: Job #220679 - Installed Spring Annuals 3/23/2026.)		2,450.00	1,854,346.10
04/03/2026	100352	Premier Lakes, Inc.	Invoice: 3660 (Reference: Annual Lake Maintenance.)		3,120.00	1,851,226.10
04/03/2026	100353	Stivender Surveying, Inc.	Invoice: 2992 (Reference: Topographic Survey.)		3,325.00	1,847,901.10
04/06/2026	01ACH040626	Google Services	Monthly services		50.40	1,847,850.70
04/07/2026			Deposit	4,861.83		1,852,712.53
04/08/2026	100354	Stantec Consulting Services, Inc	Invoice: 2541970 (Reference: Engineering services.)		4,550.00	1,848,162.53
04/08/2026	100355	United Land Services	Invoice: 199184 (Reference: #214766 - 2026 Installed Replacement Oaks and Magnolia Trees.)		22,890.00	1,825,272.53
04/08/2026	100356	VESTA DISTRICT SERVICES	Invoice: 431781 (Reference: Apr26 Management fees.)		4,425.42	1,820,847.11
04/09/2026	1792	US Bank Tax Distribution	Tax Distribution Series 2020		102,899.69	1,717,947.42
04/15/2026	100357	United Land Services	Invoice: 200505 (Reference: Item Amount Job #176263 - Magnolia Park CDD Landscape Maintenance Ap...		14,917.00	1,703,030.42
04/15/2026	100358	VESTA DISTRICT SERVICES	Invoice: 431916 (Reference: Billable Expenses - Mar 2026.)		396.00	1,702,634.42
04/23/2026			Deposit	49.25		1,702,683.67
04/24/2026	042426BOS1	DAVID TURNER	BOS MTG 4/20/26		184.70	1,702,498.97
04/24/2026	042426BOS2	Engage Peo	BOS MTG 4/20/26		141.80	1,702,357.17
04/24/2026	042426BOS3	Jean Williams	BOS MTG 4/20/26		184.70	1,702,172.47
04/24/2026	042426BOS4	Robert Shannon	BOS MTG 4/20/26		184.70	1,701,987.77
04/30/2026	01ACH043026	TECO	6510 Falkenburg Rd 03.04.26- 04.01.26		176.19	1,701,811.58
04/30/2026			EOM TOTALS		\$ 4,911.08	\$ 164,324.14
						\$ 1,701,811.58

