

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

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***Agenda Package  
Regular Meeting***

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

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

***Note: The Agenda Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

# Magnolia Park Community Development District

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250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

Board of Supervisors  
**Magnolia Park Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District is scheduled for **Monday, July 13, 2026, at 5:30 p.m.** at the **Hilton Garden Inn Tampa Riverview Brandon**, located at **4328 Garden Vista Drive, Riverview, FL 33578**.

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-398 or [bjeskewich@vestapropertyservices.com](mailto:bjeskewich@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Barry Jeskewich*

Barry Jeskewich  
District Manager

Cc: Attorney  
Engineer  
District Records

# Magnolia Park Community Development District

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## Board of Supervisors

David Turner, Chairman  
Rafael Lloveras, Vice Chairman  
Jean Williams, Assistant Supervisor  
Robert Shannon, Assistant Supervisor

## Staff

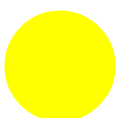
Barry Jeskewich, District Manager  
Tucker Mackie, District Counsel  
Greg Woodcock, District Engineer  
Michael Bush, Field Services

## Meeting Agenda July 13, 2026, 5:30 p.m.

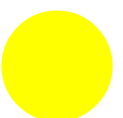
**Call-in Number:** +1 (904) 348-0776

**Meeting ID:** 766 858 449#

1. **Call to Order/Roll Call**
2. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
3. **Office of Elected Supervisors**
  - A. Consideration of Appointment to Seat #5 Vacancy on the Board of Supervisors [Exhibit 1](#)
  - B. Administration of Oath of Office [Exhibit 2](#)
  - C. New Supervisor Information Sheet [Exhibit 3](#)
  - D. Consideration & Adoption of **Resolution 2026-04**, Re-designating Officers [Exhibit 4](#)
  - E. Review of Sunshine and Public Records Laws (external links)
    - [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
    - [Government in the Sunshine Manual](#)
    - [Resources for Required Ethics Training](#)
4. **Vendor Reports – Questions from Board Members Only**
  - A. Aquatic Maintenance Services – *Premier Lakes* [Exhibit 5](#)



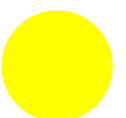
- B. Landscape Maintenance – *Cristi Cochran, United Land Services* [Exhibit 6](#)
  - Consideration of United Land Services Proposals (if any):
    - 1. Irrigation Repairs for Issues Found During July Inspection - \$2,111.90 [Exhibit 7](#)
    - 2. Replacement of Sunpatiens with mixed color Pentas - \$1,798.30 [Exhibit 8](#)
    - 3. Removal of Dead Sabal Palm on Magnolia Blvd - \$340.50 [Exhibit 9](#)
- 5. Staff Reports – Questions from Board Members Only**
  - A. District Counsel – *Tucker Mackie, Kutak Rock*
  - B. District Engineer – *Greg Woodcock, Stantec*
  - C. Field Services Manager – *Michael Bush, Vesta District Services* [Exhibit 10](#)
  - D. District Manager – *Barry Jeskewich, Vesta District Services*
    - Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log (*updated as of July 6*) [Exhibit 11](#)
- 6. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 8, 2026 [Exhibit 12](#)
  - B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements [Exhibit 13](#)
- 7. Business Items**
  - A. Consideration of Fencing Proposals [Exhibit 14](#)
    - Good Looking Fence
      - 1. Watson Woods Way - 220 Linear Feet - \$9,240.00 (plus \$425 for additional SW walk gate)
    - Unleashed Fencing
      - 1. 239 Linear Feet - \$9,560.00
  - B. Consideration & Adoption of **Resolution 2026-05**, Designating Signatories [Exhibit 15](#)
  - C. Presentation & Acceptance of Final FY 2025 Audited Financial Report [Exhibit 16](#)
- 8. Discussion Topics**
- 9. Supervisors’ Requests**
- 10. Audience Comments** (*limited to 3 minutes per individual for non-agenda items*)
- 11. Action Items Summary**



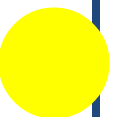
**12. Next Meeting Quorum Check: August 19, 2026 at 5:30 p.m. at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578**

David Turner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> No
Jean Williams	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> No
Rafael Lloveras	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> No
Robert Shannon	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> No
[VACANT]	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> No

**13. Adjournment**



# EXHIBIT 1



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**From:** Barry Jeskewich  
**Sent:** Thursday, June 11, 2026 9:46 AM  
**To:** SherrieA1984@gmail.com  
**Cc:** Christian Dimaculangan  
**Subject:** Re: CDD - Magnolia Park Contact [#183]

Good Morning, Sherrie:

Thank you for your email and for expressing your interest in serving on the Magnolia Park CDD Board of Supervisor. We appreciate your willingness to contribute your time and efforts to the continued success of the community.

I would like to invite you to attend the next CDD meeting, scheduled for Monday, July 13 at 5:30 PM. The meeting will be held at the Hilton Garden Inn located at 4328 Garden Vista Drive. This will be a great opportunity for you to learn more about the Board's responsibilities and introduce yourself. At this time, the Board will also consider appointment, so your attendance would be welcomed.

Thank you again for your interest, and we look forward to meeting you.

In Service ~ Barry



Your Community.  
Our Commitment.

**Barry Jeskewich, LCAM**

District Manager

P: 321.263.0132 X398

Vesta District Services

250 International Pkwy, Ste. 208

Lake Mary, FL 32746

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



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



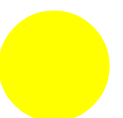
**In compliance with Florida Sunshine Law, CDD Board members should not globally respond to this e-mail via "reply to all".**

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

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**From:** MachForm <mailer@forms-db.com>

**Sent:** Wednesday, June 10, 2026 6:18 PM



To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>

Subject: CDD - Magnolia Park Contact [#183]

External Sender - From: (MachForm <mailer@forms-db.com>)

This message came from outside your organization.

<b>To:</b>	District Manager
<b>Your Name</b>	Sherrie Almand
<b>Address</b>	5350 Fallen Leaf Drive Riverview, Florida 33578 United States
<b>Phone</b>	(727) 267-2077
<b>Email</b>	SherrieA1984@gmail.com

**Message**

Good evening!

I hope this email finds you well. I am writing to express my interest in the current open position on the CDD Board.

As a resident and active member of the community, I would welcome the opportunity to serve and contribute to the continued success and improvement of our district. Please let me know the application process and any information you may need from me for consideration.

Thank you for your time and consideration. I look forward to hearing from you.

Respectfully,  
Sherrie Almand

**PROFESSIONAL SUMMARY**

Dedicated community advocate and public servant with more than 20 years of experience in the legal field and a proven record of leadership, constituent engagement, and government relations. Experienced in reviewing documents, facilitating communications, and addressing issues impacting residents and taxpayers. Committed to transparency, fiscal responsibility, and thoughtful stewardship of community resources.

**PROFESSIONAL EXPERIENCE**

Legal Professional | 20+ Years

- Extensive experience managing legal and administrative matters requiring attention to detail, professionalism, and ethical decision making.
- Skilled in reviewing contracts, legal documents, and compliance related matters.
- Experiences in working with clients, government agencies, and community stakeholders to resolve issues efficiently and effectively.
- Strong background in research, organization, and problem solving.

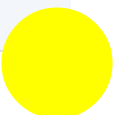
Legislative Aide | 4 Years

- Assisted elected officials with constituent services, community outreach, and policy matters.
- Coordinated with local government agencies, community organizations, and residents to address concerns and improve services.
- Conducted research and analysis on issues affecting taxpayers and local communities.
- Facilitated communication between public officials and constituents to ensure responsive government.

**COMMUNITY & CIVIC INVOLVEMENT**

- Active participant in local government and community affairs.
- Advocate for transparency, accountability, and responsible use of taxpayer funds.
- Regularly engages with residents and stakeholders regarding issues affecting infrastructure, growth, public services, and quality of life.
- Participated in public meetings, community events, and civic initiatives focused on improving local neighborhoods and strengthening community engagement.

**CORE QUALIFICATIONS**



- Budget oversight & Fiscal Responsibility
- Community Development & Public Infrastructure
- Government Relations
- Constituent Services
- Policy Analysis
- Contract & Document Review
- Public Communication
- Strategic Planning
- Consensus Building
- Stakeholder Engagement

#### STATEMENT OF INTEREST

I am seeking appointment to the Community Development District Board to help ensure responsible management of community resources, maintain and improve infrastructure, and represent the interests of residents. My professional experience in the legal field, service as a legislative aide, and commitment to community involvement have prepared me to thoughtfully evaluate issues, work collaboratively with fellow board members, and serve with integrity, accountability, and transparency.

#### REFERENCES

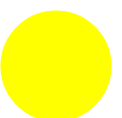
- Michael Owen - Professional  
Former Hillsborough County Commissioner and Current State Representative and Attorney  
(813) 767-2716
- Mike Beltran - Professional  
Former Hillsborough County State Representative and Attorney  
(718) 637-1028
- Joshua Wostal - Professional  
Current Hillsborough County Commissioner  
(361) 443-3252
- Melanie Hoyt – Professional  
Former Legislative Aide  
(813) 240-8063
- Corrie Slomcenski - Personal  
(813) 892-1906
- Melissa Oufaaiz - Personal  
(813) 464-0141

#### **Terms and Conditions**

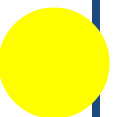
Please read the [Terms and Conditions](#) prior to communicating electronically.

#### **Acceptance**

- I have read and agree with the Terms and Conditions.



# EXHIBIT 2





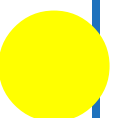
Vesta District Services  
250 International Parkway #208  
Lake Mary, FL 32746  
321-263-0132  
Your Community.  
Our Commitment.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## District Required Oath of Office

For District Records

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



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

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

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

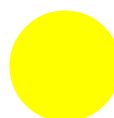
The foregoing oath was administered before me this \_\_\_ day of \_\_\_\_\_, 202\_, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board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

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_





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

## MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

# State Required Oath of Office

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

## Contact Information

**Phone Number:** 850.245.6200

**Email:** [DivElections@dos.myflorida.com](mailto:DivElections@dos.myflorida.com)

**Fax Numbers:** 850.245.6217 or 850.245.6218

**Mailing Address:**

Division of Elections

Florida Department of State

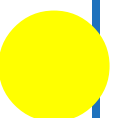
R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

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

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



# OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of \_\_\_\_\_

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

\_\_\_\_\_  
(Full Name of Office – Abbreviations Not Accepted)

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

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

\_\_\_\_\_  
*Signature*

**(Affix Seal Below)**

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

\_\_\_\_\_  
*Signature of Officer Administering Oath or of Notary Public*

\_\_\_\_\_  
*Print, Type, or Stamp Commissioned Name of Notary Public*

*Personally Known*  *or Produced Identification*

*Type of Identification Produced* \_\_\_\_\_

## ACCEPTANCE

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

Mailing Address: Home  Office

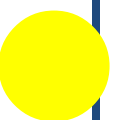
\_\_\_\_\_  
Street or Post Office Box

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Signature

# EXHIBIT 3





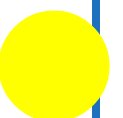
Vesta District Services  
250 International Parkway #208  
Lake Mary, FL 32746  
321-263-0132  
Your Community.  
Our Commitment.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## New Supervisor Information Form

### For District Records

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



***Magnolia Park***  
**A Community Development District**

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**NEW SUPERVISOR INFORMATION SHEET**

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

1) Name: \_\_\_\_\_

2) Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3) County of Residence \_\_\_\_\_

4) Phone or Cell \_\_\_\_\_

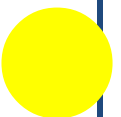
5) Email Address \_\_\_\_\_

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

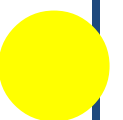
**Payroll Information**

1) Date of Birth: \_\_\_\_\_

2) Drivers License Number: \_\_\_\_\_



# EXHIBIT 4



**RESOLUTION 2026-04**

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

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

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** Barry Jeskewich is appointed Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Christian Dimaculangan is appointed Assistant Secretary.  
Christine Richie is appointed Treasurer.  
Patricia Kehr is appointed Assistant Treasurer.  
Scott Smith is appointed Assistant Treasurer.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

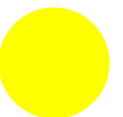
**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2026.

ATTEST:

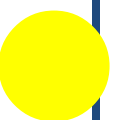
**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors



# EXHIBIT 5





## Magnolia Park CDD

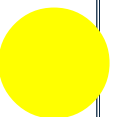
Aquatics Report

7/2/2026

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

CustomerSupport@PremierLakesFL.com

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





13



**Comments:**

This lake is in great condition, but water levels remain very low.

**Action Required**

Routine Maintenance.

**Target:**

12



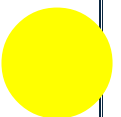
**Comments:**

This pond is in great condition, but water levels remain very low.

**Action Required**

Routine Maintenance.

**Target:**





11



**Comments:**

This pond is in great condition, but water levels are very low.

**Action Required**

Routine Maintenance.

**Target:**

32



**Comments:**

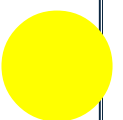
Shoreline weeds observed in open areas and within beneficial littoral plants. Water levels are coming up on this pond.

**Action Required**

Shoreline weed treatment

**Target:**

Torpedo Grass and misc. broadleaf weeds.





35



**Comments:**

This pond is good condition with minor broadleaf weeds. Water levels are very low.

**Action Required**

Shoreline weed treatment

**Target:**

Broadleaf weeds.

16



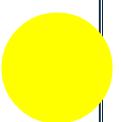
**Comments:**

This pond is in great condition. Water levels are very low.

**Action Required**

Routine Maintenance.

**Target:**





15



**Comments:**

Shoreline weeds observed in open areas and within beneficial littoral plants. Water levels are moderate on this pond.

**Action Required**

Shoreline weed treatment.

**Target:**

Torpedo grass and misc. broadleaf weeds.

17



**Comments:**

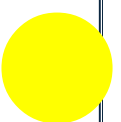
This pond is in good condition with minor torpedo grass. Water levels are high on this pond.

**Action Required**

Shoreline weed treatment

**Target:**

Torpedo grass





20



**Comments:**

Minor shoreline weeds observed. This pond was previously completely dry, but water levels are starting to come up a little bit.

**Action Required**

Shoreline weed treatment

**Target:**

Misc. broadleaf weeds.

21



**Comments:**

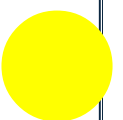
Shoreline weeds observed in open areas and within beneficial littoral plants. Water levels are moderate on this pond.

**Action Required**

Shoreline weed treatment

**Target:**

Torpedo grass and misc. broadleaf weeds.



22



**Comments:**

Minor shoreline weeds observed. Planktonic algae also observed. Water levels are low.

**Action Required**

Shoreline weed and algae treatment

**Target:**

Algae, Torpedo Grass, and misc. broadleaf weed.

18



**Comments:**

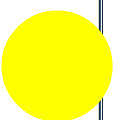
Shoreline weeds observed. Water levels are very low.

**Action Required**

Shoreline weed treatment.

**Target:**

Torpedo Grass and misc. broadleaf weeds.





## Management summary

The extreme drought is making for very challenging conditions for our team. Usually by this time, water levels would be up and help lower shoreline weed growth as we get into the summer heat. Without the rains, we have large exposed banks combined with the summer heat, creating perfect conditions for shoreline weed growth that is difficult to keep up with. In acknowledgement of that, we are going to send a backpack crew out on Monday, July 6th, to help our technician catch up with the shoreline weeds.

Algae is pretty minimal throughout the property at the time of inspection, but we have had to treat a handful of ponds over the past month. Submerged weeds is minimal in two lakes, but the rest of the ponds are clear of submerged vegetation.

Right now, the best thing that can happen for the ponds is significant rainfall. We will continue to treat aggressively until the water levels come up to keep the ponds in the best condition possible.

Thank you!

# Work Order



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

<b>DATE</b>	06/15/2026 -
<b>TECH(S)</b>	Matthew Hanson
<b>JOB #</b>	1077892632

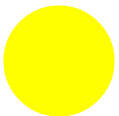
<b>CUSTOMER</b>
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535  bjeskewich@vestapropertyservices.com

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

<b>JOB DETAILS</b>	Annual Lake Maintenance
--------------------	-------------------------

<b>JOB CATEGORY</b>	Annual Lake Maintenance
---------------------	-------------------------

<b>COMPLETION NOTES</b>	Treated grasses on shorelines of 11,12,13,28,29,34
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# Work Order



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

<b>DATE</b>	06/22/2026 -
<b>TECH(S)</b>	Matthew Hanson
<b>JOB #</b>	1077892843

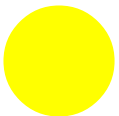
<b>CUSTOMER</b>
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535  bjeskewich@vestapropertyservices.com

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

<b>JOB DETAILS</b>	Annual Lake Maintenance
--------------------	-------------------------

<b>JOB CATEGORY</b>	Annual Lake Maintenance
---------------------	-------------------------

<b>COMPLETION NOTES</b>	Treated grasses along the shorelines 1-5,10,11,13-16,32,37 Treated algae 15,32
-------------------------	-----------------------------------------------------------------------------------------



# Work Order



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

<b>DATE</b>	07/06/2026 -
<b>TECH(S)</b>	Alex Kurth
<b>JOB #</b>	1092038759

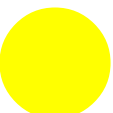
<b>CUSTOMER</b>
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535  bjeskewich@vestapropertyservices.com

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

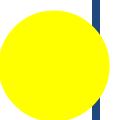
<b>JOB DETAILS</b>	Annual Lake Maintenance - Extra Visit
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<b>JOB CATEGORY</b>	Annual Lake Maintenance
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<b>COMPLETION NOTES</b>	Treated lakes 1-9, 37, 39, and 40 for shoreline grasses and broadleaf weeds.
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# EXHIBIT 6





Cristi Cochran  
ULS

# JULY LANDSCAPE AUDIT

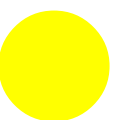
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Magnolia Park CDD

Monday, July 6, 2026

Prepared For Board Of Supervisors

9 Issues Identified





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**SEND QUOTE TO REPLACE SUNPATIENS WITH PENTAS**

Assigned To Cristi



---

**REMOVE DEAD BLUE DAZE**

Assigned To Crew



---

**HAND PRUNE DEAD CANE**

Assigned To Crew



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**COUNTY FINALLY MOWED!**

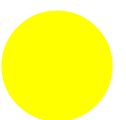
Assigned To Board



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**SEND QUOTE TO REMOVE DEAD SABAL**

Assigned To Cristi





---

## REMOVE VINE OFF MAGNOLIA

Assigned To Crew

NW Magnolia Park remove vine on Magnolia



---

## TIP WALTER'S VIBURNUM

Assigned To Crew

Hillcroft and Fallen Leaf



---

## TIP PODOCARPUS

Assigned To Crew

Fallen Leaf past gate

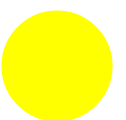


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## ISSUE 9

Assigned To Board

New growth after recent cleanup Turnstone fence and Pond 29, allow to grow more? We have gaps at base of fence



Job Name: Magnolia Park A

Page: 1 of 9

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

#/Location: right of 9010 Aspen Hollow

Date: 7-1-26



Program	Start Time	Seasonal Adjust %	Run Days
A <u>4pm</u>			M T <del>W</del> TH F S S
B			M T W TH F S S
C <u>6pm</u>			M T <u>W</u> TH F S S
D <u>4am</u>			M <u>T</u> W <u>TH</u> F <u>S</u> S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: Acc2  
 Two Wire Conventional  
 Controller Status: Working Not Working  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0/mj</u>	<u>0</u>					
Turf - Shrub - Annuals	<u>T</u>	<u>S</u>	<u>T</u>	<u>S</u>	<u>T</u>	<u>T</u>	<u>S</u>	<u>T</u>	<u>S</u>	<u>S/a</u>	<u>T</u>					
Run Time (Program <u>0C</u> )	<u>30</u>	<u>15</u>	<u>30</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>15</u>	<u>30</u>	<u>15</u>		<u>30</u>					
Run Time (Program <u>0D</u> )										<u>15</u>						
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

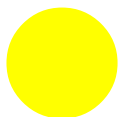
CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line		<u>3</u>		<u>1</u>					<u>8</u>							
Head Straightened / Adjusted											<u>1</u>					

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

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

Comments: Zone 10 valve is seeping and will need to be located & repaired.  
Zone 11 is stuck on & needs to be replaced (2" Hunter Icv)

Tech Name: Tyler W



Job Name: Magnolia Park B

Page: 2 of 9

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

Controller: \_\_\_\_\_

#/Location: Left of Pool

Date: 6-30-26



Program	Start Time	Seasonal Adjust %	Run Days
A	<u>4am</u>		M <u>T</u> W <u>TH</u> F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: hunter Controller Model: acc2

Two Wire: \_\_\_\_\_ Conventional: \_\_\_\_\_

Controller Status: Working Not Working

Weather / Rain Sensor: Working Not Working

Point of Connection Type: Potable Reclaim Well Lake

Well & Pump Type: Pressurized Centrifigal

Pump Start Submersible

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

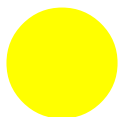
CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

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

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

Comments: \_\_\_\_\_

Tech Name: Tyler W



Job Name: Magnolia Park C 1/2

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

#/Location: entry side by well.

Date: 6-30-26



Program	Start Time	Seasonal Adjust %	Run Days
A			<del>M</del> T W <del>TH</del> F <del>S</del> S
B			M T W TH F S S
C 10pm			M T <u>W</u> TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

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

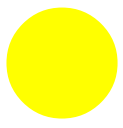
CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Maintenance Repairs																	
Partially Clogged Nozzle						1				3			2				
Cut Drip Line		5			1				1								
Head Straigtened / Adjusted						1											

BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Head Broken 6" Spray													1				
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box										1	2		1				
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: \_\_\_\_\_

Tech Name: Tyler W



Job Name: Magnolia Park C 2/2

Page: 4 of 9

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

Controller #/Location: right of 9253 Hillcroft

Date: 6-30-26



Program	Start Time	Seasonal Adjust %	Run Days
A <u>10pm</u>			(M) T (W) TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubler - MP	<u>mp</u>	<u>5</u>														
Turf - Shrub - Anuals	<u>T</u>	<u>T</u>														
Run Time (Program A )	<u>20</u>	<u>18</u>														
Run Time (Program B )																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle	<u>1</u>															
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

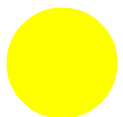
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged					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

NEEDED UPGRADES

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

Comments: \_\_\_\_\_

Tech Name: Tyler W



Job Name: Magnolia Park D  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: right of 9303 tradewater  
 Date: 7-1-26



Controller Make: Hunter Controller Model: Acc2  
 Two Wire: \_\_\_\_\_ Conventional: \_\_\_\_\_  
 Controller Status: Working Not Working  
 Weather / Rain Sensor: Working Not Working  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

Program	Start Time	Seasonal Adjust %	Run Days
A 10pm			M T <u>W</u> TH F S S
B 4am			M <u>T</u> W <u>TH</u> F <u>S</u> S
C			M T <u>W</u> TH F S S
D 8pm			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

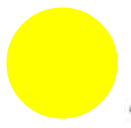
CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

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

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

Comments: Zone 1 with battery charger is seeping, will need to replace valve (2" Hunter Icu)

Tech Name: Tyler W



Job Name: Mag Park D

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

Controller \_\_\_\_\_

#/Location: right of 9303 tradewater

Date: 7-1-26



Program	Start Time	Seasonal Adjust %	Run Days
A 10pm			M T <u>W</u> TH F S S
B 4am			M <u>T</u> W <u>TH</u> F <u>S</u> S
C			M T <u>W</u> TH F S S
D 8pm			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>0</u>	<u>S</u>	<u>S</u>									
Turf - Shrub - Anuals	<u>S</u>	<u>T</u>	<u>T</u>	<u>T</u>	<u>S</u>	<u>T</u>	<u>T</u>									
Run Time (Program A)		<u>45</u>	<u>45</u>	<u>45</u>		<u>45</u>	<u>45</u>									
Run Time (Program B)	<u>45</u>				<u>45</u>											
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

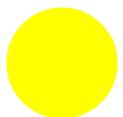
CONTRACT/MAINT. REPAIRS	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted																

BILLABLE REPAIR	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: \_\_\_\_\_

Tech Name: Tyler W



Job Name: Magnolia Park E

Page: 7 of 9

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

Controller Left of Lift station

#/Location: \_\_\_\_\_

Date: 6-30-26



Program	Start Time	Seasonal Adjust %	Run Days
A <u>8pm</u>			M T <u>W</u> TH F S S
B			M T W TH F S S
C <u>4am</u>			M <u>T</u> W <u>TH</u> F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP			S	D/mj		0	B	r/B	S	S	r/B	S	S/D	0	S	
Turf - Shrub - Anuals			T	S/a		S	Tree	T	T	T	T	T	S/a	S	T/a	
Run Time (Program A)			30			20	1	50	30	30	50	30	30	15	30	
Run Time (Program C)				30										30		30
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

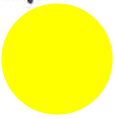
BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor								1					2			
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral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

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

Comments: Need to add 2 maxijets to zone 4.

zone 24 valve is seeping, will need to replace valve, and swap 4" sprays for 12" sprays.

Tech Name: Tyler W



Job Name: Magnolia Parc F

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

Controller: \_\_\_\_\_

#/Location: Behind Pond 22

Date: 6-30-26



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

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

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

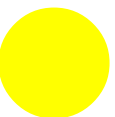
CONTRACT/MAINT. REPAIRS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

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

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

Comments: There are contractors on site upon arrival.

Tech Name: Tyler W



Job Name: Magnolia Parc G  
 Job Number: \_\_\_\_\_  
 Controller: \_\_\_\_\_  
 #/Location: Behind Lift station  
 Date: 6-30-26



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

Controller Make: Hunter Controller Model: ACC2  
 Two Wire: \_\_\_\_\_ Conventional: \_\_\_\_\_  
 Controller Status: Working Not Working: \_\_\_\_\_  
 Weather / Rain Sensor: Working Not Working: \_\_\_\_\_  
 Point of Connection Type: Potable Reclaim Well Lake  
 Well & Pump Type: Pressurized Centrifugal  
 Pump Start Submersible

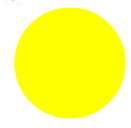
ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	Mpc		S/D/mj		D	S	D								
Turf - Shrub - Annuals	S	T		S/a		S	T	S								
Run Time (Program A)	20	45	20	20	20	20	30	20								
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

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

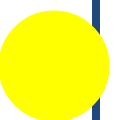
BILLABLE REPAIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral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

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

Comments: Need to track zones 1 + 3, as they control the same zone(s).  
Also need to locate zone 5 to check the filter.  
 Tech Name: Tyler W (Need to trim grass + trees around controllers)



# EXHIBIT 7





**Proposal #239467**

**Date: 7/6/2026**

**PO #**

**Customer:**

**Property:**

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

## 2026 July Irrigation Repairs

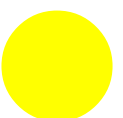
Provide Labor and Material to Repair Irrigation Issues Found During July Inspection:

- Controller A
  - Track Zones Zone 10 & 11, Replace With Hunter 2" Valve
  - Replace 4" Rotors Zones 1, 3, 6, 11
- Controller C
  - Replace 4 Valve Box Covers
- Controller D
  - Replace Seeping Valve Zone 1
- Controller E
  - Replace Seeping Valve Zone 24
  - Add Maxi Jets Zone 4
- Controller G
  - Track and Check Valves Zones 1, 3, 5

### Default Group

#### Irrigation Repair

Items	Quantity	Price
Labor & Material	1.00	
Misc Irrigation Costs	1.00	
		<b>Irrigation Repair:</b>
		<b>\$2,111.90</b>
		<b>PROJECT TOTAL:</b>
		<b>\$2,111.90</b>



**Terms & Conditions**

**By** \_\_\_\_\_

**Cristi Cochran**

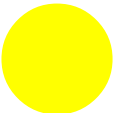
**Date** \_\_\_\_\_

7/6/2026

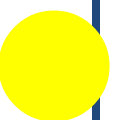
**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Magnolia Park CDD**



# EXHIBIT 8





Proposal #239463

Date: 7/6/2026

PO #

Customer:

[Empty box for Customer information]

Property:

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

### 2026 Replace Sunpatiens

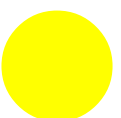
Provide Labor and Material to Replace Sunpatiens With Mixed Color Pentas, Check and Adjust Irrigation for Proper Coverage; Haul Debris



### Default Group

#### Property Improvements

Items	Quantity	Price
Labor and Material	1.00	



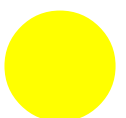
Property Improvements: \$1,798.30

PROJECT TOTAL: \$1,798.30

## Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.
15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual



inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

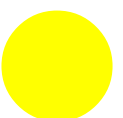
Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By \_\_\_\_\_  
**Cristi Cochran**

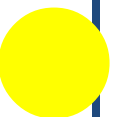
Date 7/6/2026

By \_\_\_\_\_

Date \_\_\_\_\_  
**Magnolia Park CDD**



# EXHIBIT 9





Proposal #239464

Date: 7/6/2026

PO #

Customer:

[Empty box for customer information]

Property:

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

### 2026 Remove Dead Sabal Palm

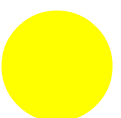
Provide Labor and Equipment to Remove Dead Sabal Palm on Magnolia Park Blvd; Haul Debris



#### Default Group

#### Property Improvements

Items	Quantity	Price
Labor and Equipment	1.00	



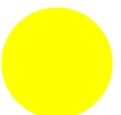
**Property Improvements: \$340.50**

**PROJECT TOTAL: \$340.50**

## Terms & Conditions

1. Specifications: The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades. The workforce shall always be presentable. All employees shall be competent and qualified, and authorized to work in the U.S.
3. License and Permits: Contractor will comply with all license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which arise out of the Contractor's work. It is understood and agreed that the Contractor is not liable whatsoever for any damages that are caused by the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within thirty (30) days. Any illegal trespass, claims and/or damage resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of Client/Owner.
7. Subcontractors: Contractor reserves the right to hire qualified subcontractors.
8. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
9. Access to Jobsite: Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. Invoicing: Client/Owner shall make payment to Contractor within thirty (30) days upon receipt of invoice.
11. Termination: This Work Order may be terminated by the Client/Owner with or without cause, upon seven (7) workdays advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. Assignment: The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property, which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
13. Warranty: Contractor will warranty plant material and workmanship for a period of one (1) year from date of installation provided Contractor is also responsible for the ongoing maintenance contract at the project location. If Contractor is not responsible for ongoing maintenance, warranty is thirty (30) days from completion. Contractor will not be responsible for warranty in the event of; Acts of God, Vandalism, water restrictions, termination of ongoing maintenance contract, damage from wildlife etc. Stated warranties are only effective upon customer's payment in full of total contract price, including any change-orders.
14. Design Services: Any design services or revision of designs done by Contractor will remain the property of Contractor. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Contractor.
15. Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or



about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. We cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results.

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by Contractor, within fifteen (30) days after billing, Contractor, shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance forty five (45) days after billing.

By \_\_\_\_\_  
**Cristi Cochran**

Date 7/6/2026

By \_\_\_\_\_

Date \_\_\_\_\_  
**Magnolia Park CDD**

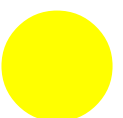
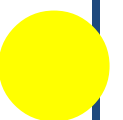
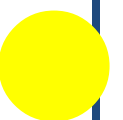


EXHIBIT 10  
*(to be distributed)*



# EXHIBIT 11



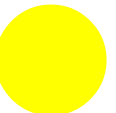
## Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
184	6/30/2026	Aquatics	Mohanty	9121 Grant Line Lane	The retention pond behind our property has become like a barren land with weeds growing 2-3 feet inside. I understand that is because of no rains. But can it be mowed and properly kept maintained. This is looking very bad and it will not hold much less water when it is actually needed. I can send you pictures. And if you can let me know what is the frequency in which people come in to maintain the pond or at least take a look. I see someone here spraying once in 2-3 months and not even come to take a look. If you want I can help taking and sending pictures every month to keep track. I am not sure how to escalate this, but I will find out as this has been going on since a year now.	Reported to Landscapers
182	6/10/2026	Landscape	Bergoch	5350 Fallen Leaf Dr	Weeds and grass in the median leading up to the main gate off Progress Blvd into Mag Park East (north of Progress & east of Falkenburg) are taller than the bushes. Grass areas cut on the shoulders, but nothing done to the middle median. Also, our bushes havent been trimmed in over 3 months at our residence.	Reported to Landscapers
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	Reported to Landscapers
180	5/29/2026	Robert Shannon	Estes	4937 White Sanderling	Deceased duck next to a tree by the pond, two houses north of me.	Removed
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.	Reported to Landscapers
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. ( <a href="https://gis2017-01-10t133755357z-hillsborough.opendata.arcgis.com/datasets/hillsborough::community-development-districts/explore?location=27.899238%2C-82.351597%2C16">https://gis2017-01-10t133755357z-hillsborough.opendata.arcgis.com/datasets/hillsborough::community-development-districts/explore?location=27.899238%2C-82.351597%2C16</a> ) 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)	Resolved
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.	Removed
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!	Removed
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.	Addressed
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!	Removed



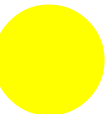
## Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
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.	Reported to Landscapers
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.	Addressed
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.	Addressed
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.	Reported to Landscapers
164	2026-02-18	Field Manager	Tibbs	6312 Yellow Buckey Dr	The light cover has come off the MP Southwest entrance sign off of Faulkenburg Rd.	Inspected and will be replaced
163	2026-02-08	Landscape	Hamilton	4949 White Sanderling Ct	There is a dead tree along the bank of Pond 29 in Harvest Creek, behind the unit of 4949 White Sanderling Ct. Tree needs removal.	Reported to Landscapers
162	2026-02-08	Aquatics	Hamilton	4949 White Sanderling Ct	Pond 29 in Harvest Creek Townhomes has been significantly overgrown with both dead and live foliage. The pond is in need of clean out.	Reported to Landscapers
161	2026-01-09	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	Hello. The back gate at South has not been maintained in months. It looks horrible. It is not hard to notice the lack of upkeep. Can someone reach out to United to do the work? I appreciate it.	Reported to Landscapers
160	2025-12-22	District Manager	Meadows	8516 Bassett Ct	This is my 2nd request- when will the no fishing signs be replaced on the big lake in South 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



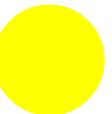
## Magnolia Park CDD Website Field Service Requests

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
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
156	2025-10-29	Landscape	Wellmaker	4615 somerset hill lane	I am writing to request maintenance and clearing of the conservation area located near my home at 4615 Somerset Hill Ln., Riverview, FL 33578 in Magnolia Park East. Over time, the area has become significantly overgrown with shrubs, trees, and debris, which are now obstructing the lake view from my property. When I purchased my home, I paid a premium for the lake view, which has been an important feature of my property's value and enjoyment. Unfortunately, the current overgrowth has diminished this view substantially. I was advised that the CDD is responsible for the maintenance and upkeep of this area, and I would greatly appreciate having it restored to its original, well-maintained condition as shown in the images attached below. Please let me know when this maintenance can be scheduled, as I would like to see the area cut back and cleaned up in a timely manner. If you need any additional details or would like to meet onsite to review the area, I would be happy to arrange that at your convenience. Thank you very much for your attention to this matter and for your continued work maintaining our community. First image is before when this area was properly maintain an upkeep. Second images is how it currently looks.	ongoing issue
155	2025-10-28	Field Manager	Petit-Frere	6111 Magnolia Park Boulevard, Riverview, FL 33578	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.  Sincerely, Loris Petit-Frere	Resolved



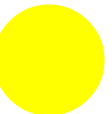
## Magnolia Park CDD Website Field Service Requests

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 ? <a href="mailto:loris.petitfrere@gmail.com">loris.petitfrere@gmail.com</a></p>	Resolved



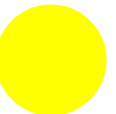
**Magnolia Park CDD Website Field Service Requests**

Entry					Message	Resolution
#	Date Created	To:	Name	Address		
153	2025-10-27 1	Landscape	Peloquin	9007 Sienna Moss Lane	<p>Previous to this landscaping ticket, I emailed Barry Jeskewich back on September 1, 2025, September 8, 2025, and October 11, 2025. I have not received confirmation or receipt of my email or acknowledgement of the problem I have reported, with respect to the bank erosion of pond # 6 and 7. My property is adjacent to pond # 6.</p> <p>Date: September 1, 2025 Subject: Request for Erosion Mitigation and Retaining Wall Installation – Retention Pond Behind 9007 Sienna Moss Lane</p> <p>Dear Magnolia Park CDD Board Members. I am writing as a homeowner and resident of Magnolia Park East to formally raise concern regarding erosion along the banks of the retention pond located directly behind my property at 9007 Sienna Moss Lane, Riverview, FL 33578 (and my neighbors to the right and left of my property). Since moving into my home (built in 2008), I have observed ongoing erosion of the pond banks. In the recent year, this issue has worsened significantly, with a portion of the bank collapsing in during/just after Hurricanes Helene and Milton. To prevent further damage, I personally placed concrete bags and back-filled soil in an effort to stabilize the area. However, this is not a longterm or sufficient solution, as the erosion continues to progress along several feet.</p> <p>As the CDD is responsible for maintaining the retention ponds and surrounding lands, I believe it is imperative that the District monitor these areas regularly and address erosion issues before they impact adjacent homeowners' property and structures. At the August 11, 2025, CDD meeting, I raised this concern during the meeting, asking for clarification about a 'pond bank erosion repair schedule' mentioned and found on the May 12, 2025, agenda and meeting notes. Clarification was provided that this board agenda item was for a different pond, referenced with a pond ID number that didn't appear on the CDD maintenance map published on the CDD website, at the time of the meeting. I specifically referenced pond numbers 6 and 7 found in Magnolia Park East, which sit at the southern end of Watson Woods Way, and due south of Sienna Moss Lane. I even referenced my home address, after a gentleman in attendance to the meeting (perhaps either on the Board or a contractor of the Board) stated that he would be out in the area tomorrow (August 12, 2025) and would stop by. I let him know that I work from home and would appreciate him stopping by to observe and assess the banks behind our house. To date, I have not received any follow-up communication.</p> <p>I respectfully request that the CDD:</p> <ol style="list-style-type: none"> <li>1. Conduct a thorough inspection of the pond banks for pond number 6 behind our property and the surrounding areas (pond 7).</li> <li>2. Provide a clear plan and timeline for erosion control measures.</li> <li>3. Install a retaining wall or other appropriate stabilization solution behind my property to prevent further</li> </ol>	Addressed



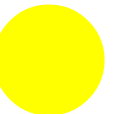
## Magnolia Park CDD Website Field Service Requests

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.	Reported to Landscapers
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



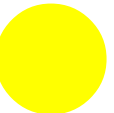
## Magnolia Park CDD Website Field Service Requests

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

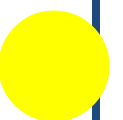


**Magnolia Park CDD Website Field Service Requests**

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)
131	2025-06-09 1	Landscape	Perez	5941 Sweet Birch Dr	Common ground areas behind north side of Sweet Birch Drive, behind houses and around pond, have not been mowed in weeks resulting in oveegrown grass and shrubs around perimeter. Request area be mowed and kept a per rregular schedule.	6/16 - ULS crew serviced



# EXHIBIT 12



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

8 The Regular Meeting of the Board of Supervisors of the Magnolia Park Community  
9 Development District was held on June 8, 2026 at 5:30 p.m. at Hilton Garden Inn Tampa  
10 Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578. The actions taken are  
11 summarized as follows:

12  
13  
14

**FIRST ORDER OF BUSINESS:                      Roll Call**

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

16 Present and constituting a quorum were:

17 David Turner (S1)                      Board Supervisor, Chair  
18 Jean Williams (S2)                      Board Supervisor, Assistant Secretary  
19 Rafael Lloveras (S3)                      Board Supervisor, Vice Chair  
20 Robert Shannon (S4)                      Board Supervisor, Assistant Secretary

21 Also present were:

22 Barry Jeskewich                      District Manager, Vesta District Services  
23 Michael Bush                      Field Manager, Vesta District Services  
24 Tucker Mackie                      District Counsel, Kutak Rock (*virtually*)  
25 Greg Woodcock                      District Engineer, Stantec (*virtually*)  
26 Cristi Cochran                      United Land Services

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28  
29

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

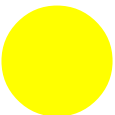
30 A. District Engineer Report – *Greg Woodcock, Stantec*

- 31 1. SWFWMD Permit Renewal Reports
- 32 a. Exhibit 1: Permit #30316.007
- 33 b. Exhibit 2: Permit #29642.001
- 34 c. Exhibit 3: Permit #30316.006

35 Mr. Woodcock noted that SWFWMD certification renewal was required  
36 every five years for permits, and that the exhibits outlined the recommended  
37 repairs for the three permits up for renewal. Mr. Woodcock explained that  
38 most of the repairs were minor in nature, but that there were three areas  
39 identified with more significant pond bank erosion that would need repairs,  
40 two proposals for which were included under Exhibit 4.

1. Exhibit 4: Presentation & Consideration of Operation and Maintenance  
Proposals Summary for SWFWMD Certifications

Mr. Woodcock noted that the areas with major erosion measured about 150  
feet and that this specific scope was included in the Finn Outdoor estimate,  
and that alternately the Board could opt to riprap the entire 300-foot pond  
bank. In response to questions regarding the timing of repairs, Mr.  
Woodcock recommended getting them done in 2026. Mr. Woodcock



41 additionally commented positively on the work done by both companies in  
42 the past.

43 a. Finn Outdoor - \$32,600.00 total

44 The Board inquired about the cost of adding in an additional 150 feet  
45 to bring the scope to a total of 300 feet. Mr. Woodcock noted that this  
46 would increase the cost by \$15,750, to a new total of \$48,350.00.

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

48 On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board  
49 approved the Finn Outdoor Operations & Maintenance proposal for SWFWMD certifications, with  
50 an adjusted scope of 300 linear feet of rip rap, in the amount of \$48,350.00, for the Magnolia Park  
51 Community Development District.

52 Following the motion, Mr. Woodcock provided an update on the Conservation Area rip rap  
53 erosion repair project that had been submitted to Hillsborough County EPC, explaining  
54 that payment had been submitted on behalf of the CDD per the County's request and that  
55 this would also be submitted to SWFWMD by the end of the week once signatures were  
56 received. Mr. Woodcock stated that this would be sent over to the District Manager and  
57 administrative assistant to set up for e-signatures.

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

60 An audience member asked a question on the rip rap project date and permitting timeline.  
61 Mr. Woodcock explained that the permitting process tended to run anywhere between 60  
62 to 90 days, and suggested that given the involvement of multiple agencies (SWFWMD and  
63 Hillsborough County EPC) this project would have its permitting closer to 90 days. Mr.  
64 Woodcock added that the bidding process would then take about a month and a half, and  
65 estimated that construction would be underway by October which would coincide with the  
66 end of hurricane season/start of the dry season.

67 An audience member asked for clarification on the pond number for the rip rap project,  
68 and Mr. Woodcock stated that he could supply a map clarifying the location of work to be  
69 done. The audience member additionally commented on erosion near their property around  
70 Ponds 6 and 7, indicating that this had first been reported months back, and Mr. Woodcock  
71 agreed to take a look.

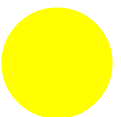
72 **FOURTH ORDER OF BUSINESS:** **Business Matters**

73 A. Vendor Reports

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

75 A representative from Premier Lakes was not present. Mr. Jeskewich read  
76 out an email sent in from Mr. Kurth who could not attend due to illness,  
77 which outlined the report and noted that Ponds 1-10 had been treated for  
78 their shoreline weeds after the report was made.

79 Ms. Williams noted algae issues with a pond along Progress Avenue. Mr.  
80 Lloveras expressed concerns about Pond 1's water level, suggesting that the  
81 corresponding photograph in the report was out of date, and added that the



82 camera angle for Pond 29's photographs may not have captured some  
83 aquatic weeds at another corner of the lake.

84 2. Exhibit 6: Landscape Maintenance– *Cristi Cochran, United Land Services*

85 Ms. Cochran presented the ULS report, noting that the approved work  
86 orders from May had been completed and that crews had cleaned up the  
87 Pond 29 perimeter overgrowth, with the area under monitoring to see the  
88 frequency that further cuts would be needed. Ms. Cochran also noted an  
89 irrigation controller for the Magnolia Park Boulevard flowers that was shut  
90 off, and that while she had been unable to get replacement Sunpatiens, some  
91 mixed colored Pentas had been acquired and the irrigation zone was set to  
92 run daily. Ms. Cochran commented on maintenance crew work for pruning  
93 hedge rows along the north side of Magnolia Park Boulevard, as well as  
94 some holly tree touchups.

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

96 3. Exhibit 7: Field Operations Report – *Michael Bush, Vesta District Services*

97 4. Exhibit 8: Review of Magnolia Park CDD Website Maintenance Request  
98 Log Through 06/05

99 B. Exhibit 9: Discussion of Ongoing Issues and Resident Concerns with Ponds 6 and  
100 7

101 Mr. Bush presented his report and provided quotes that had come in from fencing  
102 companies. A proposal from Good Looking Fence was walked on to the agenda,  
103 for a 6x6 section of fence in the amount of \$725.00. Mr. Jeskewich noted that this  
104 was for an area by Pond 22 that needed to be addressed and discussed the ongoing  
105 trespassing issues behind private property.

106 There were no comments from the Board regarding the walked-on proposal.

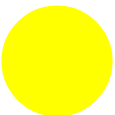
107 On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the  
108 Board approved the Good Looking Fence proposal for a 6x6 section of fence, in the amount of  
109 \$725.00, for the Magnolia Park Community Development District.

110 Following the motion, comments were made regarding trespassing issues by Ponds  
111 6 and 7, and the Board opened the floor to audience comments, as residents who  
112 had submitted concerns regarding Ponds 6 and 7 were in attendance. Discussion  
113 between the Board, CDD staff, and audience members ensued regarding the  
114 efficacy of fencing as a deterrent to the current issues, as well as the need to  
115 establish specific ownership and maintain easement access with the District  
116 Engineer. Mr. Bush stated that he was expecting to receive additional fencing  
117 quotes for the area around Ponds 6 and 7, and planned on providing these for  
118 consideration at the next meeting.

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

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

121 Ms. Mackie stated that she had nothing to report at this time but was available if  
122 the Board had any questions. The Board and Ms. Mackie discussed the issues with



123 Ponds 6 and 7, with Ms. Mackie noting that this was an issue that other CDDs faced  
124 in some form and that a frequent struggle was getting sheriff personnel on site to  
125 trespass individuals from CDD property.

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

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

128 A. Exhibit 10: Consideration and Approval of the Minutes of the Board of Supervisors  
129 Regular Meeting Held May 11, 2026

130 B. Exhibit 11: Consideration and Acceptance of the April 2026 Unaudited Financial  
131 Report

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

135 **SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting  
136 Agenda Item Requests)**

137 Ms. Williams asked whether anything was needed from the CDD for getting the County to  
138 address median condition issues on Magnolia Park Boulevard. Mr. Jeskewich stated that  
139 to his knowledge, nothing additional was needed from the CDD, and that he had reached  
140 out to the County via phone.

141 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to  
142 3 minutes per individual for non-agenda items)**

143 There being none, the next item followed.

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

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

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

150 **TENTH ORDER OF BUSINESS: Adjournment**

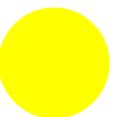
151 On a MOTION by Ms. Williams, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the  
152 Board adjourned the meeting at 6:39 p.m., for Magnolia Park Community Development District.

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

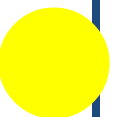
156 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
157 noticed meeting held on June 8, 2026.**

159     Barry Jeskewich, Secretary

David Turner, Chair



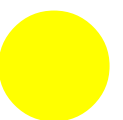
# EXHIBIT 13



*Magnolia Park  
Community Development District*

*Financial Statements  
(Unaudited)*

*Period Ending  
May 31, 2026*

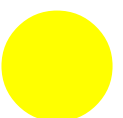


# Magnolia Park CDD

## Balance Sheet

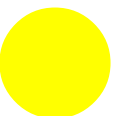
May 31, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>			
2 Operating Account	\$ 1,676,720	\$ -	\$ 1,676,720
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	49,124	49,124
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	2,575	456	3,031
11 Undeposited funds	-	-	-
12 Due From Other Fund	-	1,073	1,073
13 Prepaid Items	355	-	355
14 Deposits	1,326	-	1,326
<b>15 Total Assets</b>	<b><u>\$ 1,680,975</u></b>	<b><u>\$ 58,154</u></b>	<b><u>\$ 1,739,129</u></b>
<b>16 Liabilities:</b>			
17 Accounts Payable	\$ 13,040	\$ -	13,040
18 Due to Other Fund	1,073	-	1,073
19 Deferred Revenue	2,575	456	3,031
<b>20 Total Liabilities</b>	<b><u>16,688</u></b>	<b><u>456</u></b>	<b><u>17,144</u></b>
<b>21 Fund Balance:</b>			
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	856,802	57,698	914,499
<b>28 Total Fund Balance</b>	<b><u>1,664,287</u></b>	<b><u>57,698</u></b>	<b><u>1,721,985</u></b>
<b>29 Total Liabilities &amp; Fund Balance</b>	<b><u>\$ 1,680,975</u></b>	<b><u>\$ 58,154</u></b>	<b><u>\$ 1,739,129</u></b>

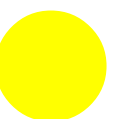


**Magnolia Park**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2025 to May 31, 2026**

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance +/-</u>	<u>% of Budget</u>
<b>1 Revenues:</b>					
2 Assessments On-Roll	\$ 585,555	\$ 1,892	\$ 582,980	\$ (2,575)	99.56%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
<b>5 Total Revenues</b>	<b><u>\$ 588,755</u></b>	<b><u>\$ 1,892</u></b>	<b><u>\$ 582,980</u></b>	<b><u>\$ (5,775)</u></b>	<b><u>99.02%</u></b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>	#				
8 Board of Supervisors	\$ 12,000	\$ 600	\$ 4,600	\$ (7,400)	38.33%
9 Payroll Taxes	918	46	352	(566)	38.33%
10 Payroll Services	650	50	350	(300)	53.85%
11 Management Consulting Services	38,582	3,215	25,721	(12,861)	66.67%
12 General Administrative	4,542	379	3,028	(1,514)	66.67%
13 Miscellaneous & Contingency	2,293	-	27	(2,266)	1.18%
14 Assessment Administration	6,736	561	4,491	(2,245)	66.67%
15 Auditing	3,500	-	-	(3,500)	0.00%
16 Insurance - Liability, Property & Casualty	13,112	-	11,910	(1,202)	90.83%
17 Regulatory & Permit Fees	175	-	175	-	100.00%
18 Legal Advertisements	1,000	-	144	(856)	14.44%
19 Engineering Services	12,000	-	18,858	6,858	157.15%
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	403	(2,197)	15.51%
23 Meeting Room	4,428	738	2,580	(1,848)	58.27%
<b>24 Total Administrative</b>	<b><u>116,036</u></b>	<b><u>5,639</u></b>	<b><u>76,521</u></b>	<b><u>(39,515)</u></b>	<b><u>65.95%</u></b>
<b>25 Debt Service Administration</b>					
26 Trustee Fees	4,149	-	4,247	98	102.37%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	2,163	(1,082)	66.67%
<b>29 Total Debt Service Administration</b>	<b><u>8,044</u></b>	<b><u>270</u></b>	<b><u>6,411</u></b>	<b><u>(1,633)</u></b>	<b><u>79.69%</u></b>
<b>30 Field Operations</b>					
31 Electricity General	3,000	182	1,445	(1,555)	48.16%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	15,388	(8,112)	65.48%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	5,120	33,031	(12,179)	73.06%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	3,243	12,506	2,506	1.25
38 Landscape Maintenance	189,480	14,917	120,226	(69,254)	63.45%
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%

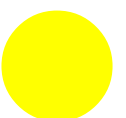


43	Renewal & Replacement Reserve	<u>134,700</u>	<u>-</u>	<u>83,888</u>	<u>(50,812)</u>	62.28%
44	<b>Total Field Operations</b>	<u>464,675</u>	<u>25,390</u>	<u>286,947</u>	<u>(177,728)</u>	<b>61.75%</b>
45	<b>Total Expenditures</b>	<u><u>\$ 588,755</u></u>	<u><u>\$ 31,300</u></u>	<u><u>\$ 369,879</u></u>	<u><u>\$ (218,876)</u></u>	<b>62.82%</b>
47	<b>Other Financing Sources (Uses)</b>					
48	Transfer In			-		
49	Transfer Out			-		
50	<b>Total Other Financing Sources (Uses)</b>			<u>\$ -</u>		
51	Fund Balance - Beginning			1,451,186		
46	<b>Excess of Revenues Over (Under) Expenditures</b>		\$ (29,408)	\$ 213,102		
52	<b>Fund Balance - Ending</b>			<u><u>\$ 1,664,287</u></u>		



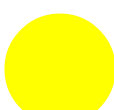
**Magnolia Park**  
**Debt Service Series 2020**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2025 to May 31, 2026**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/-</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 103,720	\$ 103,264	\$ (456)
3 Interest	-	1,090	1,090
<b>4 Total Revenues</b>	<u><u>\$ 103,720</u></u>	<u><u>\$ 104,354</u></u>	<u><u>\$ 634</u></u>
<b>5 Expenditures:</b>			
6 Debt Service Requirement			
7 May 1, 2026	#		
8 Interest	21,700	21,700	-
9 Principal	60,000	60,000	-
10 November 1, 2025			
11 Interest	20,500	21,700	1,200
<b>12 Total Expenditures</b>	<u><u>\$ 102,200</u></u>	<u><u>\$ 103,400</u></u>	<u><u>\$ 1,200</u></u>
<b>13 Excess of Revenues Over (Under) Expenditures</b>	\$ 1,520	\$ 954	
<b>14 Other Financing Sources (Uses)</b>			
15 Transfer In	-	-	
16 Transfer Out	-	-	
<b>17 Total Other Financing Sources (Uses)</b>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	
18 Fund Balance - Beginning	-	56,744	
19 Debt Service Reserve Fund	509,453	-	
<b>19 Fund Balance - Ending</b>	<u><u>\$ 510,973</u></u>	<u><u>\$ 57,698</u></u>	

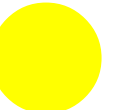


**Magnolia Park CDD  
Check Register  
FY2026**

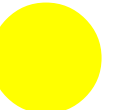
Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>9/30/2025</b>						<b>\$ 1,512,453.26</b>
10/06/2025	01ACH100625	Google Services	Monthly services		50.40	1,512,402.86
10/08/2025	1786	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 Policy #100125768		11,910.00	1,500,492.86
10/15/2025	100305	Business Observer	Invoice: 25-02553H (Reference: Legal Advertising. ) Invoice: 25-03043H (Reference: Legal Adver...		144.38	1,500,348.48
10/15/2025	100306	Kutak Rock LLP	Invoice: 3613411 (Reference: Professional legal services rendered. ) Invoice: 3639655 (Referen...		3,481.00	1,496,867.48
10/15/2025	100307	Solitude Lake Management	Invoice: PSI194260 (Reference: annual Maintenance Aug25. ) Invoice: PSI202579 (Reference: annu...		10,653.76	1,486,213.72
10/15/2025	100308	VESTA DISTRICT SERVICES	Invoice: 428446 (Reference: Management fees. ) Invoice: 428510 (Reference: Billable Expenses -...		9,459.42	1,476,754.30
10/15/2025	100309	Stantec Consulting Services, Inc	Invoice: 2454967 (Reference: Engineering service. )		3,788.85	1,472,965.45
10/15/2025	100310	SchoolNow	Invoice: INV-SN-986 (Reference: Website Hosting. )		1,515.00	1,471,450.45
10/15/2025	100311	Unleashed Fencing	Invoice: 1701 (Reference: Tear out and haul away. )		4,800.00	1,466,650.45
10/15/2025	100312	United Land Services	Invoice: 170282 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance September 2025...		31,613.29	1,435,037.16
10/16/2025	100313	Stantec Consulting Services, Inc	Invoice: 2466264 (Reference: Engineering service. )		4,580.47	1,430,456.69
10/16/2025	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
<b>10/31/2025</b>			<b>EOM TOTALS</b>	<b>\$ -</b>	<b>\$ 119,613.35</b>	<b>\$ 1,392,839.91</b>
11/03/2025			Deposit	4,788.27		1,397,628.18
11/05/2025	01ACH110525	Google Services	Monthly services		50.40	1,397,577.78
11/06/2025	100317	Premier Lakes, Inc.	Invoice: 3031 (Reference: Annual Lake Maintenance. ) Invoice: 2960 (Reference: Semi-Annual Wet...		7,920.00	1,389,657.78
11/07/2025			Deposit	4,447.76		1,394,105.54
11/12/2025	100318	United Land Services	Invoice: 178775 (Reference: Job #187403 - Magnolia Park CDD - Removed Vegetation Along Fence Pon...		8,157.33	1,385,948.21
11/12/2025	100319	VESTA DISTRICT SERVICES	Invoice: 429504 (Reference: Monthly Management fees. )		4,425.42	1,381,522.79
11/14/2025	100320	United Land Services	Invoice: 179875 (Reference: ob #176263 - Magnolia Park CDD Landscape Maintenance November 2025. ...		21,345.57	1,360,177.22
11/14/2025			Deposit	23,205.80		1,383,383.02
11/18/2025	100321	Stantec Consulting Services, Inc	Invoice: 2481875 (Reference: Engineering services. )		4,666.96	1,378,716.06
11/18/2025	100322	VESTA DISTRICT SERVICES	Invoice: 429440 (Reference: Billable Expenses - Oct 2025. )		398.00	1,378,318.06
11/21/2025	1788	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	1,378,143.06
11/21/2025	100323	United Land Services	Invoice: 180440 (Reference: Job #193871 - Magnolia Park CDD Pond 32 Cleanup 11/17/2025. ) Invo...		9,605.44	1,368,537.62
11/21/2025	112125BOS1	Adelmarie Bones	BOS MTG 11/10/25		184.70	1,368,352.92
11/21/2025	112125BOS2	DAVID TURNER	BOS MTG 11/10/25		184.70	1,368,168.22
11/21/2025	112125BOS3	Engage Peo	BOS MTG 11/10/25		172.40	1,367,995.82
11/21/2025	112125BOS4	Jean Williams	BOS MTG 11/10/25		184.70	1,367,811.12
11/21/2025	112125BOS5	Robert Shannon	BOS MTG 11/10/25		184.70	1,367,626.42
11/21/2025			Deposit	22,907.05		1,390,533.47
<b>11/30/2025</b>			<b>EOM TOTALS</b>	<b>\$ 55,348.88</b>	<b>\$ 57,655.32</b>	<b>\$ 1,390,533.47</b>
12/02/2025	01ACH120225	TECO	Magnolia Park Blvd PH F 10.02.25- 11.03.25		978.15	1,389,555.32
12/02/2025	02ACH120225	TECO	6510 Falkenburg Rd 10.01.25- 10.31.25		153.84	1,389,401.48
12/02/2025	03ACH120225	TECO	Faulkenburg/Progress 10.02.25- 11.03.25		948.88	1,388,452.60
12/02/2025	100324	Premier Lakes, Inc.	Invoice: 3111 (Reference: Annual Lake Maintenance. )		3,120.00	1,385,332.60
12/03/2025			Deposit	79,022.92		1,464,355.52
12/05/2025	01ACH120525	Google Services	Monthly services		50.40	1,464,305.12
12/05/2025			Deposit	520,728.60		1,985,033.72
12/10/2025	100325	Kutak Rock LLP	Invoice: 3670361 (Reference: General Counsel Oct 25. )		2,093.00	1,982,940.72



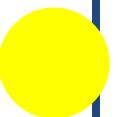
12/12/2025	121225BOS1	DAVID TURNER	BOS MTG 12/8/25		184.70	1,982,756.02			
12/12/2025	121225BOS2	Engage Peo	BOS MTG 12/8/25		141.80	1,982,614.22			
12/12/2025	121225BOS3	Jean Williams	BOS MTG 12/8/25		184.70	1,982,429.52			
12/12/2025	121225BOS4	Robert Shannon	BOS MTG 12/8/25		184.70	1,982,244.82			
12/15/2025	100326	Miami Bee Removal Corp.	Invoice: 18561 (Reference: Bee Removal Service From Fence. )		395.00	1,981,849.82			
12/15/2025	100327	United Land Services	Invoice: 183610 (Reference: Landscape Enhancement. )		14,917.00	1,966,932.82			
12/15/2025	100328	VESTA DISTRICT SERVICES	Invoice: 429992 (Reference: Management Fees Dec 25. )		4,425.42	1,962,507.40			
12/15/2025	100329	Unleashed Fencing	Invoice: 1729 (Reference: Fencing Replacement. )		2,500.00	1,960,007.40			
12/18/2025	100330	Kutak Rock LLP	Invoice: 3673409 (Reference: General Counsel Nov 25. )		941.00	1,959,066.40			
12/19/2025			Deposit	10,791.72		1,969,858.12			
12/31/2025	01ACH123125	TECO	Faulkenburg/Progress 11.04.25- 12.03.25		948.88	1,968,909.24			
12/31/2025	02ACH123125	TECO	Magnolia Park Blvd PH F 11.04.25- 12.03.25		978.15	1,967,931.09			
12/31/2025	03ACH123125	TECO	6510 Falkenburg Rd 11.01.25- 12.02.25		199.50	1,967,731.59			
<b>12/31/2025</b>			<b>EOM TOTALS</b>	<b>\$</b>	<b>610,543.24</b>	<b>\$</b>	<b>33,345.12</b>	<b>\$</b>	<b>1,967,731.59</b>
01/05/2026	100331	Premier Lakes, Inc.	Invoice: 3254 (Reference: JAN25 Annual Lake Maintenance. )		3,120.00	1,964,611.59			
01/05/2026	01ACH010526	Google Services	Monthly services		50.40	1,964,561.19			
01/06/2026			Deposit	6,162.98		1,970,724.17			
01/07/2026	1789	US BANK	Trustee Fees - Series 2020 FY 11/01/25-10/31/26		4,256.13	1,966,468.04			
01/08/2026	100332	VESTA DISTRICT SERVICES	Invoice: 430309 (Reference: JAN26 District Management services. )		4,425.42	1,962,042.62			
01/14/2026	100333	United Land Services	Invoice: 187126 (Reference: Landscape Maintenance Jan 26. )		14,917.00	1,947,125.62			
01/14/2026	100334	VESTA DISTRICT SERVICES	Invoice: 430390 (Reference: Billable Expenses - Dec 2025. )		366.00	1,946,759.62			
01/16/2026			Deposit	611.84		1,947,371.46			
01/27/2026	100335	VESTA DISTRICT SERVICES	Invoice: 429882 (Reference: billable Expenses Nov25. )		369.02	1,947,002.44			
01/27/2026	100336	United Land Services	Invoice: 188534 (Reference: Job #195848 - Magnolia Park CDD - Installed Pine Bark Mulch 1/23/202...		33,928.57	1,913,073.87			
01/30/2026	01ACH013026	TECO	6510 Falkenburg Rd 12.03.25-01.02.26		202.22	1,912,871.65			
<b>01/31/2026</b>			<b>EOM TOTALS</b>	<b>\$</b>	<b>6,774.82</b>	<b>\$</b>	<b>61,634.76</b>	<b>\$</b>	<b>1,912,871.65</b>
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			
<b>02/28/2026</b>			<b>EOM TOTALS</b>	<b>\$</b>	<b>6,161.39</b>	<b>\$</b>	<b>35,206.14</b>	<b>\$</b>	<b>1,886,326.90</b>
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			
<b>03/31/2026</b>			<b>EOM TOTALS</b>	<b>\$</b>	<b>5,065.69</b>	<b>\$</b>	<b>30,167.95</b>	<b>\$</b>	<b>1,861,224.64</b>



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
<b>04/30/2026</b>			<b>EOM TOTALS</b>	<b>\$ 4,911.08</b>	<b>\$ 164,324.14</b>
					<b>\$ 1,701,811.58</b>
05/01/2026	01ACH050126	TECO	Faulkenburg/Progress 03.05.26- 4.02.26	949.69	1,700,861.89
05/01/2026	02ACH050126	TECO	Magnolia Park Blvd PH F 03.05.26- 04.02.26	978.85	1,699,883.04
05/04/2026	100359	Premier Lakes, Inc.	Invoice: 3826 (Reference: Annual Wetland/Preserve Maintenance. ) Invoice: 3800 (Reference: Ann...	5,120.00	1,694,763.04
05/05/2026	01ACH050526	Google Services	Monthly services	50.40	1,694,712.64
05/07/2026			Deposit	2,227.48	1,696,940.12
05/12/2026	100360	United Land Services	Invoice: 205139 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance May 2026. )	14,917.00	1,682,023.12
05/12/2026	100361	VESTA DISTRICT SERVICES	Invoice: 432473 (Reference: Management fee services May26. )	4,425.42	1,677,597.70
05/15/2026	051526BOS1	DAVID TURNER	BOS MTG 5/11/26	184.70	1,677,413.00
05/15/2026	051526BOS2	Engage Peo	BOS MTG 5/11/26	141.80	1,677,271.20
05/15/2026	051526BOS3	Jean Williams	BOS MTG 5/11/26	184.70	1,677,086.50
05/15/2026	051526BOS4	Robert Shannon	BOS MTG 5/11/26	184.70	1,676,901.80
05/29/2026	01ACH052926	TECO	6510 Falkenburg Rd 04.02.26-05.01.26	181.68	1,676,720.12
<b>05/31/2026</b>			<b>EOM TOTALS</b>	<b>\$ 2,227.48</b>	<b>\$ 27,318.94</b>
					<b>\$ 1,676,720.12</b>



# EXHIBIT 14



Good Looking Fence  
Marty Held JR  
908 Crenshaw Lake Road  
Lutz, FL 33548  
813-501-9399  
goodlookingfence@mail.com



813-501-9399

Wood, Chainlink, PVC, Aluminum  
Serving Lutz, Land O Lakes & Tampa

DATE: 6/14/26  
PHONE: 727-403-8981  
ZIP: 1030

CUSTOMER: \_\_\_\_\_  
ADDRESS: 4517 Watson Woods Way  
CITY: RV

STYLE:  Wood  C/L  PVC  Aluminum  Other: \_\_\_\_\_

HEIGHT:  4ft  6ft  8ft  Other: \_\_\_\_\_

TOTAL FT: 220' TOTAL TEARDOWN: Ø

WOOD ONLY:  BoB  Stockade  Shadowbox

Pickets:  4in  6in

Posts: \_\_\_\_\_ 4x4 \_\_\_\_\_ 4x6

CHAINLINK ONLY:

Color:  Galv.  Blk  Grn  Other: \_\_\_\_\_

Gauge:  9  11 1/2  Other: \_\_\_\_\_

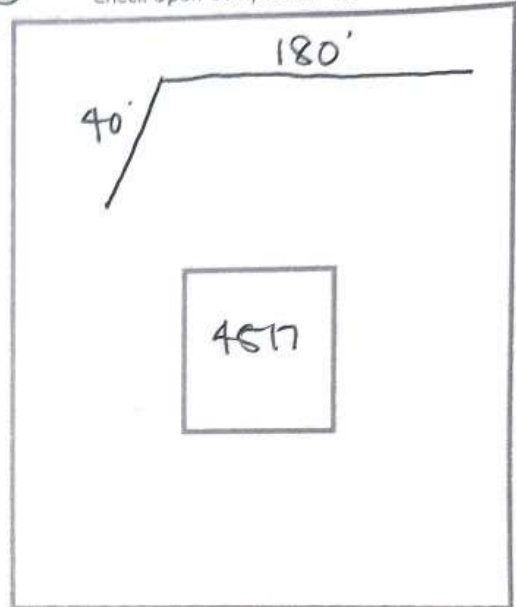
Bottom Tension Wire: \_\_\_\_\_ ft Barbwire: \_\_\_\_\_ ft

PVC ONLY:

Color:  White  Beige  Other: \_\_\_\_\_

ALL POSTS SET IN CONCRETE

TERMS  
5% Convenience Fee\*\*  
MasterCard VISA  
Cash Upon Completion   
Check Upon Completion



Install 220' of 6'H 3-Rail Flat Top  
Alum Blk  
\* If add 1 5'W walk gate add - @ 425-

CONTRACT

I/we, the owner(s) of the premises mentioned herein, hereby contract with you and authorize you as a contractor, to furnish all necessary labor and materials to construct the improvements described herein.

In case payment is not made as specified in the terms of payment, the company reserves the right to repossess all materials used on this job without recourse. Such an entry on premises to remove fence shall not be considered trespass. Any deposit made will be considered forfeited.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate/signed contract.

Customer assumes full responsibility for surveying the property, staking, and clearing fence lines, as well as deed or subdivision restrictions. Good Looking Fence is not responsible or liable for any damages of any nature to underground obstructions or sprinkler systems.

Good Looking Fence advises the customer to seal, stain, or paint the new fence in order to minimize warping, splitting, or twisting. Good Looking Fence is not liable for cracked or warped lumber.

According to the Local Code, the finished side must face out, customer assumes responsibility for violation of this code.

Owner must pay in full upon completion. If not paid in full, Owner must pay an additional 10% of balance due as a convenience fee every week until this contract is paid in full. By signing this contract, Owner acknowledges these terms.

THE SUM OF \$ 9240-

IN WITNESS WHEREOF, the parties have hereunto

signed names on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

BY [Signature]  
GOOD LOOKING FENCE

SIGNED \_\_\_\_\_  
OWNER

This proposal may be withdrawn by us if not accepted within 30 days.



Good Looking Fence  
Marty Held JR  
908 Crenshaw Lake Road  
Lutz, FL 33548  
813-501-9399  
goodlookingfence@mail.com



813-501-9399

Wood, Chainlink, PVC, Aluminum  
Serving Lutz, Land O Lakes & Tampa

DATE: 6/6/24  
PHONE: 727-403-8981

1 1/4" ZIP  
7"  
66"  
2x2 post

CUSTOMER: \_\_\_\_\_  
ADDRESS: magestic magnolia Pl  
CITY: RIV

STYLE:  Wood  C/L  PVC  Aluminum  Other: \_\_\_\_\_  
HEIGHT:  4ft  6ft  8ft  Other: \_\_\_\_\_  
TOTAL FT: \_\_\_\_\_ TOTAL TEARDOWN: \_\_\_\_\_

WOOD ONLY:  BoB  Stockade  Shadowbox  
Pickets:  4in  6in  
Posts: \_\_\_\_\_ 4x4 \_\_\_\_\_ 4x6

CHAINLINK ONLY:  
Color:  Galv.  Blk  Grn  Other: \_\_\_\_\_  
Gauge:  9  11 1/2  Other: \_\_\_\_\_  
Bottom Tension Wire: \_\_\_\_\_ ft Barbwire: \_\_\_\_\_ ft

PVC ONLY:  
Color:  White  Beige  Other: \_\_\_\_\_

ALL POSTS SET IN CONCRETE

TERMS  
MasterCard VISA 5% Convenience Fee\*\*  
Cash Upon Completion   
Check Upon Completion

Install 1 6ft x 6ft 3 Rail Alum Blk  
End post + 1 Section

CONTRACT

I/we, the owner(s) of the premises mentioned herein, hereby contract with you and authorize you as a contractor, to furnish all necessary labor and materials to construct the improvements described herein.  
In case payment is not made as specified in the terms of payment, the company reserves the right to repossess all materials used on this job without recourse. Such an entry on premises to remove fence shall not be considered trespass. Any deposit made will be considered forfeited.  
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate/signed contract.  
Customer assumes full responsibility for surveying the property, staking, and clearing fence lines, as well as deed or subdivision restrictions. Good Looking Fence is not responsible or liable for any damages of any nature to underground obstructions or sprinkler systems.  
Good Looking Fence advises the customer to seal, stain, or paint the new fence in order to minimize warping, splitting, or twisting. Good Looking Fence is not liable for cracked or warped lumber.  
According to the Local Code, the finished side must face out, customer assumes responsibility for violation of this code.  
Owner must pay in full upon completion. If not paid in full, Owner must pay an additional 10% of balance due as a convenience fee every week until this contract is paid in full. By signing this contract, Owner acknowledges these terms.

THE SUM OF \$ 725 -  
IN WITNESS WHEREOF, the parties have hereunto  
signed names on \_\_\_\_\_  
BY [Signature]  
GOOD LOOKING FENCE  
SIGNED \_\_\_\_\_  
OWNER

This proposal may be withdrawn by us if not accepted within 30 days.



## Unleashed Fencing

P.O. Box 5699  
Plant City, FL 33563 US  
+18138332259  
unleashedfencing@gmail.com

## Estimate

ADDRESS  
Magnolia Park

ESTIMATE 7522  
DATE 06/09/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
6 ft black aluminum		239	40.00	9,560.00

Includes concrete on every post  
We will handle HOA approval for you.  
Will provide lifetime warranty on our workmanship any issues with your fence give us a call and we will come fix it.  
We also guarantee if we hit anything we will fix or replace if we will not just leave it for you.

TOTAL

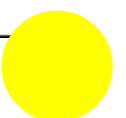
**\$9,560.00**

Payment Terms: The balance of the contract is due the day of project completion. Cash, check, money order, Venmo, CashApp are all acceptable payment options. (Although most have limits so may want to check) We do accept credit/debit cards with a 3.5% processing fee applied.

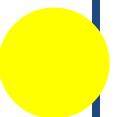
All materials remain property of Unleashed Fencing until paid in full and will be removed for non payment.  
Any balance over 2 days from the completion date will incur a late fee of 1.5% and additional 1.5% per month after that.

Accepted By

Accepted Date



# EXHIBIT 15



**RESOLUTION 2026-05**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Magnolia Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida;

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

**WHEREAS**, the Board has previously established a local operating bank account for the District; and

**WHEREAS**, the Board has previously designated authorized signatories on the bank account; and

**WHEREAS**, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

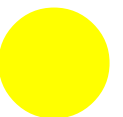
**SECTION 1.** Vesta District Services is directed to maintain a local bank account for the District.

**SECTION 2.** Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

**SECTION 3.** Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

**SECTION 4.** All previous signers on the District's accounts shall be automatically removed effective as of July 13, 2026.

**SECTION 5.** This Resolution shall take effect on July 13, 2026, and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 13<sup>th</sup> day of July, 2026.

ATTEST:

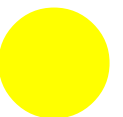
**MAGNOLIA PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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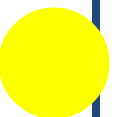
Secretary/Assistant Secretary

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Chair, Board of Supervisors



# EXHIBIT 16



## Communication with Those Charged with Governance

Magnolia Park Community Development District

We have audited the financial statements of Magnolia Park Community Development District, for the year ended September 30, 2025, and have issued our report thereon dated June 16, 2026. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

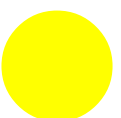
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Magnolia Park Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Magnolia Park Community Development District's financial statements were:

Management's estimate of depreciation is based on accounting practices of the District.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of debt.



*Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements, if applicable. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

*Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated June 16, 2026.

*Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Magnolia Park Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley and Barnes, P.A.

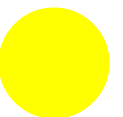
Fort Pierce, Florida

June 16, 2026

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

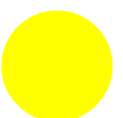
September 30, 2025



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors  
Magnolia Park Community Development District  
Hillsborough County, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Magnolia Park Community Development District, Hillsborough County, Florida ("District") as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

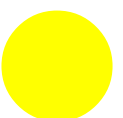
**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.



Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated June 16, 2026, on our consideration of the Magnolia Park Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 16, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 16, 2026

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Magnolia Park Community Development District, Hillsborough County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$13,003,095.
- The change in the District's total net position in comparison with the prior fiscal year was (\$993,845), a decrease. The key component of the District's net position and change in net position was depreciation expense in the amount of \$1,154,518.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,507,931. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is mostly unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

### GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

#### Statement of Net Position

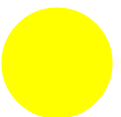
	<u>2025</u>	<u>2024</u>
Current assets	\$ 1,574,949	\$ 1,428,776
Capital assets	12,650,666	13,805,184
Total assets	<u>14,225,615</u>	<u>15,233,960</u>
Current liabilities	145,062	96,806
Long-term liabilities	1,077,458	1,140,214
Total liabilities	<u>1,222,520</u>	<u>1,237,020</u>
Net position		
Net invested in capital assets	11,513,208	12,607,970
Restricted for debt service	38,700	33,246
Unrestricted	<u>1,451,187</u>	<u>1,355,724</u>
Total net position	<u>\$ 13,003,095</u>	<u>\$ 13,996,940</u>

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which the ongoing cost of operations, including depreciation, exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

#### Change in Net Position

	<u>2025</u>	<u>2024</u>
Program revenues	\$ 709,813	\$ 708,582
General revenues	-	2,302
Total revenues	<u>709,813</u>	<u>710,884</u>
Expenses		
General government	131,253	102,026
Maintenance and operations	1,530,928	1,443,618
Interest on long-term debt	41,477	42,868
Total expenses	<u>1,703,658</u>	<u>1,588,512</u>
Change in net position	(993,845)	(877,628)
Net position - beginning of year	<u>13,996,940</u>	<u>14,874,568</u>
Net position - end of year	<u>\$ 13,003,095</u>	<u>\$ 13,996,940</u>



# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,703,658 which consisted of costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by assessments.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2025, the District had \$12,650,666 invested in capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2025, the District had \$1,137,458 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

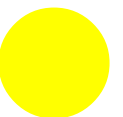
# **MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2025

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Magnolia Park Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.



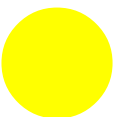
**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

**STATEMENT OF NET POSITION**

September 30, 2025

	<u>GOVERNMENTAL ACTIVITIES</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 1,512,454
Assessments receivable	4,788
Deposits	1,326
Prepaid items	346
Restricted assets:	
Investments	56,035
Capital assets:	
Non-depreciable	3,665,356
Depreciable	8,985,310
<b>TOTAL ASSETS</b>	<u><u>\$ 14,225,615</u></u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 67,018
Accrued interest payable	18,044
Bonds payable, due within one year	60,000
Bonds payable, due in more than one year	1,077,458
<b>TOTAL LIABILITIES</b>	<u><u>1,222,520</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	11,513,208
Restricted for:	
Debt service	38,700
Unrestricted	1,451,187
<b>TOTAL NET POSITION</b>	<u><u>\$ 13,003,095</u></u>

The accompanying notes are an integral part of this financial statement

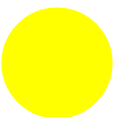


**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

STATEMENT OF ACTIVITIES  
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental activities				
General government	\$ 131,253	\$ 131,253	\$ -	\$ -
Maintenance and operations	1,530,928	471,874	-	(1,059,054)
Interest on long-term debt	41,477	104,710	1,976	65,209
Total governmental activities	<u>\$ 1,703,658</u>	<u>\$ 707,837</u>	<u>\$ 1,976</u>	<u>(993,845)</u>
				Change in net position (993,845)
				Net position - October 1, 2024 <u>13,996,940</u>
				Net position - September 30, 2025 <u>\$ 13,003,095</u>

The accompanying notes are an integral part of this financial statement



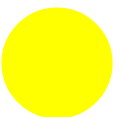
**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2025

	MAJOR FUNDS		TOTAL
	GENERAL	DEBT SERVICE	GOVERNMENTAL
<b>ASSETS</b>			FUNDS
Cash and cash equivalents	\$ 1,512,454	\$ -	\$ 1,512,454
Investments	-	56,035	56,035
Assessments receivable	4,079	709	4,788
Deposits	1,326	-	1,326
Prepaid items	346	-	346
<b>TOTAL ASSETS</b>	<b>\$ 1,518,205</b>	<b>\$ 56,744</b>	<b>\$ 1,574,949</b>
 <b><u>LIABILITIES AND FUND BALANCES</u></b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 67,018	\$ -	\$ 67,018
<b>TOTAL LIABILITIES</b>	<b>67,018</b>	<b>-</b>	<b>67,018</b>
 <b>FUND BALANCES</b>			
Nonspendable:			
Deposits and prepaid items	1,672	-	1,672
Assigned to:			
Operating reserve	149,142	-	149,142
Renewal and replacement	860,933	-	860,933
Restricted for:			
Debt service	-	56,744	56,744
Unassigned	439,440	-	439,440
<b>TOTAL FUND BALANCES</b>	<b>1,451,187</b>	<b>56,744</b>	<b>1,507,931</b>
<b>TOTAL LIABILITIES AND</b>			
<b>FUND BALANCES</b>	<b>\$ 1,518,205</b>	<b>\$ 56,744</b>	<b>\$ 1,574,949</b>

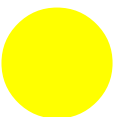
The accompanying notes are an integral part of this financial statement



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,507,931
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	26,755,732
Less accumulated depreciation	(14,105,066)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(18,044)
Original issue premium	(52,458)
Governmental bonds payable	<u>(1,085,000)</u>
Net Position of Governmental Activities	<u><u>\$ 13,003,095</u></u>

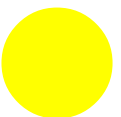
The accompanying notes are an integral part of this financial statement



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2025**

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
<b>REVENUES</b>			
Assessments	\$ 603,127	\$ 104,710	\$ 707,837
Investment earnings	-	1,976	1,976
<b>TOTAL REVENUES</b>	<u>603,127</u>	<u>106,686</u>	<u>709,813</u>
<b>EXPENDITURES</b>			
General government	131,253	-	131,253
Maintenance and operations	376,410	-	376,410
Debt			
Principal	-	57,000	57,000
Interest expense	-	44,825	44,825
<b>TOTAL EXPENDITURES</b>	<u>507,663</u>	<u>101,825</u>	<u>609,488</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	95,464	4,861	100,325
<b>FUND BALANCE</b>			
Beginning of year	<u>1,355,723</u>	<u>51,883</u>	<u>1,407,606</u>
End of year	<u>\$ 1,451,187</u>	<u>\$ 56,744</u>	<u>\$ 1,507,931</u>

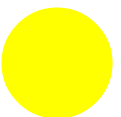
The accompanying notes are an integral part of this financial statement



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ 100,325
Amount reported for governmental activities in the Statement of Activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	57,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(1,154,518)
Provision or amortization of bond premium	2,756
Change in accrued interest payable	592
Change in Net Position of Governmental Activities	\$ (993,845)

The accompanying notes are an integral part of this financial statement



# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Magnolia Park Community Development District ("District") was created on April 16, 2007 by the Board of County Commissioners of Hillsborough County, under the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members as of September 30, 2025. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

#### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

**Assets, Liabilities and Net Position or Equity**

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

Deposits and Investments (continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

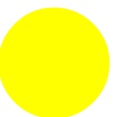
Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure and improvements	20



# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

##### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

##### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

##### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### **Assets, Liabilities and Net Position or Equity (continued)**

##### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

#### **Other Disclosures**

##### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE D – DEPOSITS AND INVESTMENTS

#### Deposits

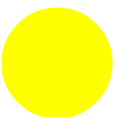
The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### Investments

The District's investments were held as follows at September 30, 2025:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligation CL Y	\$ 56,035	S&P AAAM	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 56,035</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.



# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### **Investments (continued)**

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE E - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

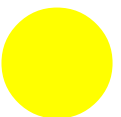
	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 3,665,356	\$ -	\$ -	\$ 3,665,356
Total capital assets, not being depreciated	3,665,356	-	-	3,665,356
Capital assets, being depreciated				
Infrastructure	12,878,509	-	-	12,878,509
Improvements other than buildings	10,211,867	-	-	10,211,867
Total capital assets, being depreciated	23,090,376	-	-	23,090,376
Less accumulated depreciation for:				
Infrastructure	6,823,734	643,925	-	7,467,659
Improvements other than buildings	6,126,814	510,593	-	6,637,407
Total accumulated depreciation	12,950,548	1,154,518	-	14,105,066
Total capital assets, being depreciated - net	10,139,828	(1,154,518)	-	8,985,310
Governmental activities capital assets - net	<u>\$ 13,805,184</u>	<u>\$(1,154,518)</u>	<u>\$ -</u>	<u>\$ 12,650,666</u>

Depreciation expense of \$1,154,518 was charged to maintenance and operations.

**NOTE F – LONG-TERM LIABILITIES**

**\$1,360,000 Special Assessment Refunding Bonds, Series 2020** – On October 15, 2020, the District issued \$1,360,000 in Special Assessment Refunding Bonds, Series 2020. The Bonds were issued to refund the \$9,055,000 Special Assessment Bonds, Series 2007A. The Bonds are payable in annual principal installments through May 2039. The Bonds bear interest ranging from 2.5% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2021.

The Series 2020 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2020 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

**NOTE F – LONG-TERM LIABILITIES (CONTINUED)**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2025. The District is in compliance with those requirements of the Bond Indenture at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

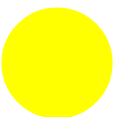
	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment					
Refunding Bonds, Series 2020	\$ 1,142,000	\$ -	\$ 57,000	\$ 1,085,000	\$ 60,000
	1,142,000	-	57,000	1,085,000	60,000
Unamortized bond premium	55,214	-	2,756	52,458	-
	<u>\$ 1,197,214</u>	<u>\$ -</u>	<u>\$ 59,756</u>	<u>\$ 1,137,458</u>	<u>\$ 60,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 60,000	\$ 43,400	\$ 103,400
2027	64,000	41,000	105,000
2028	63,000	38,440	101,440
2029	67,000	35,920	102,920
2030	70,000	33,240	103,240
2031-2035	398,000	121,560	519,560
2036-2039	363,000	36,680	399,680
	<u>\$ 1,085,000</u>	<u>\$ 350,240</u>	<u>\$ 1,435,240</u>

**NOTE G - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.



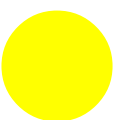
# MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2025

### **NOTE H - RISK MANAGEMENT**

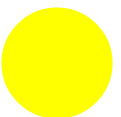
The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years as there have been no claims.



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2025**

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
<b>REVENUES</b>			
Assessments	\$ 596,569	\$ 603,127	\$ 6,558
Miscellaneous revenue	<u>3,200</u>	<u>-</u>	<u>(3,200)</u>
<b>TOTAL REVENUES</b>	<u>599,769</u>	<u>603,127</u>	<u>3,358</u>
 <b>EXPENDITURES</b>			
Current			
General government	119,962	131,253	(11,291)
Maintenance and operations	<u>479,807</u>	<u>376,410</u>	<u>103,397</u>
<b>TOTAL EXPENDITURES</b>	<u>599,769</u>	<u>507,663</u>	<u>92,106</u>
 <b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>			
	<u>\$ -</u>	95,464	<u>\$ 95,464</u>
 <b>FUND BALANCES</b>			
Beginning of year		<u>1,355,723</u>	
End of year		<u>\$ 1,451,187</u>	

\* Original and final budget.



**MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS*

To the Board of Supervisors  
Magnolia Park Community Development District  
Hillsborough County, Florida

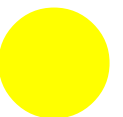
We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Magnolia Park Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Magnolia Park Community Development District's basic financial statements and have issued our report thereon dated June 16, 2026.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 16, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors  
Magnolia Park Community Development District  
Hillsborough County, Florida

We have examined Hillsborough Community Development District, Hillsborough, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

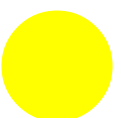
We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hillsborough Community Development District, Hillsborough, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 16, 2026



Management Letter

To the Board of Supervisors  
Magnolia Park Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Magnolia Park Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 16, 2026.

**Auditors’ Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

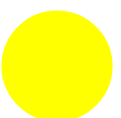
We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 16, 2026, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.



## **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

## **Property Assessed Clean Energy (PACE) Programs**

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate with in the District's geographical boundaries during the fiscal year under audit.

## **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Magnolia Park Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 3.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$9,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$27,898.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Magnolia Park Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$377 to \$853 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$707,837.
- c. The total amount of outstanding bonds issued by the District as \$1,085,000.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 16, 2026