

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package
Regular Meeting***

***Wednesday
August 19, 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

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 **Wednesday, August 19, 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. 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

Board of Supervisors

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

Staff

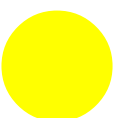
Barry Jeskewich, District Manager
Tucker Mackie, District Counsel
Greg Woodcock, District Engineer
Michael Bush, Field Services

Meeting Agenda August 19, 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. 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 4](#)
 - B. Landscape Maintenance – *United Land Services* [Exhibit 5](#)
 - Consideration of United Land Services Proposals (if any):



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*
- D. District Manager – *Barry Jeskewich, Vesta District Services*
 - Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log (*updated as of August 12*)

[Exhibit 6](#)

[Exhibit 7](#)

6. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 13, 2026
- B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements

[Exhibit 8](#)

[Exhibit 9](#)

7. Business Items

- A. Consideration & Adoption of **Resolution 2026-06**, Re-designating Officers
- B. Consideration & Adoption of **Resolution 2026-07**, Adopting FY 2027 Meeting Schedule
- C. Presentation & Adoption of FY 2027 Goals and Objectives

[Exhibit 10](#)

[Exhibit 11](#)

[Exhibit 12](#)

8. Discussion Topics

9. Supervisors' Requests

10. Audience Comments (*limited to 3 minutes per individual for non-agenda items*)

11. Next Meeting Quorum Check: September 14, 2026 at 5:30 p.m. at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578 (Budget Public Hearing)

David Turner	☐ IN PERSON	☐ REMOTE	☐ NO
Jean Williams	☐ IN PERSON	☐ REMOTE	☐ NO
Rafael Lloveras	☐ IN PERSON	☐ REMOTE	☐ NO
Robert Shannon	☐ IN PERSON	☐ REMOTE	☐ NO
[VACANT]	☐ IN PERSON	☐ REMOTE	☐ NO

12. Adjournment

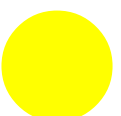


EXHIBIT 1



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



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



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

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

From: 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.

To:	District Manager
Your Name	Sherrie Almand
Address	5350 Fallen Leaf Drive Riverview, Florida 33578 United States
Phone	(727) 267-2077
Email	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 QUALITIFICATIONS



- 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.

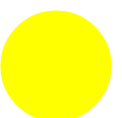


EXHIBIT 2



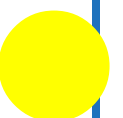


Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

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 _____

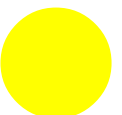
The foregoing oath was administered before me this ____ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of 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
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Our Commitment.

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

State Required Oath of Office

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

Contact Information

Phone Number: 850.245.6200

Email: DivElections@dos.myflorida.com

Fax Numbers: 850.245.6217 or 850.245.6218

Mailing Address:

Division of Elections

Florida Department of State

R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

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

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

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

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

(Full Name of Office – Abbreviations Not Accepted)

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

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

Signature

(Affix Seal Below)

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

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

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

Mailing Address: Home ☐ Office ☐

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 3



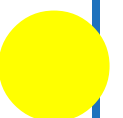


Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
Your Community.
Our Commitment.

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

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: _____

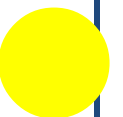


EXHIBIT 4





Magnolia Park CDD

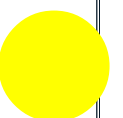
Aquatics Report

7/27/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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





8



Comments:

This lake is in great condition, but water levels remain very low. Prior shoreline weed treatment yielded good results.

Action Required

Routine Maintenance.

Target:

7



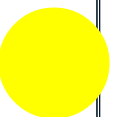
Comments:

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

Action Required

Routine Maintenance.

Target:





35



Comments:

This pond is in good condition. The backpack crews that we brought out chopped taller weeds before spraying, rapidly improving the aesthetic.

Action Required

Routine Maintenance.

Target:

9



Comments:

This pond is in great condition with clean shorelines.

Action Required

Routine Maintenance

Target:



10



Comments:

This pond is good condition after backpack crews came through. They chopped taller weeds and selectively sprayed invasives amongst beneficial plants. Minor touchup will be needed.

Action Required

Shoreline weed treatment

Target:

Broadleaf weeds & torpedo grass.

1



Comments:

This pond is in great condition.

Action Required

Routine Maintenance.

Target:



2



Comments:

This pond is in good condition with minor floating weeds.

Action Required

Floating weed treatment

Target:

Duckweed

3



Comments:

This pond is in good condition. Prior shoreline weed treatment looks good.

Action Required

Routine Maintenance

Target:



4



Comments:

This pond is in great condition.

Action Required

Routine Maintenance

Target:

5



Comments:

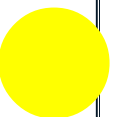
This pond is in good condition, with some minor shoreline weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and misc. broadleaf weeds.





6



Comments:

This pond is in good condition. Selective control amongst plants looks good.

Action Required

Routine Maintenance

Target:

37



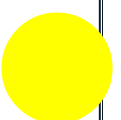
Comments:

The shoreline weeds were sprayed aggressively and look good now.

Action Required

Routine Maintenance

Target:

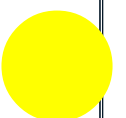




Management summary

Bringing out the backpack crews and applying some extra visits has made a quick and dramatic difference in the shoreline weeds. Now that we are seeing some rain, I am keeping my finger's crossed that we will not be dealing with extreme drought conditions much longer. Algae and submerged vegetation is

Fish kills occurred in ponds 8, 9, 35, and 37. All of the fish that were picked up were Tilapia, and when a fish kill event is isolated to a single species, it is typically some type of sickness or disease, potentially combined with environmental factors like lake stratification. Tilapia in particular are less hardy and prone to disease. Being that the event occurred right after a heavy rain event, it is possible the weakened tilapia were more susceptible to lower oxygen conditions than other species. We will continue to monitor.





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

Work Order

DATE	07/20/2026 -
TECH(S)	Matthew Hanson, Mitchell Hartwig
JOB #	1093028361

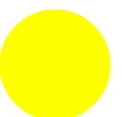
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Lake 37 - Fish Kill Cleanup
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JOB CATEGORY	Work Order - Lakes
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COMPLETION NOTES	Picked up 250-300 dead Tilapia. DO reading was a 4.5, suggesting a dissolved oxygen kill from recent rains but recovering.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	07/23/2026 -
TECH(S)	Matthew Hanson
JOB #	1077972570

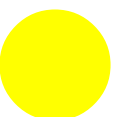
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated pond on 29 Treated vegetation and grasses along the shorelines of 1-10,28,29,35,36
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER

Magnolia Park CDD
Barry Jeskewich
9312 Blueberry Ash Cir
Riverview, Florida, 33578-8667
(828) 719-5535

bjeskewich@vestapropertyservices.com

SERVICE LOCATION

Magnolia Park CDD
Magnolia Park CDD
9312 Blueberry Ash Cir
Riverview, Florida, 33578-8667
(828) 719-5535

bjeskewich@vestapropertyservices.com

JOB DETAILS

Fish Kill Cleanup

JOB CATEGORY

Work Order - Lakes

COMPLETION NOTES

Picked up dead fish on sites 8, 9, 35, and 37. Most of the fish have been dead for awhile, likely just now floating up. It is still all Tilapia, which leads me to believe that this is some sort of sickness only targeting one species.

Work Order

DATE

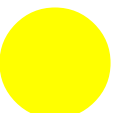
07/24/2026 -

**TECH(S)
)**

Dave Smallridge, Matthew Hanson, Mitchell
Hartwig

JOB #

1093386199





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

Work Order

DATE	07/28/2026 -
TECH(S)	Dave Smallridge
JOB #	1077892844

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

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

JOB DETAILS	Annual Lake Maintenance Treated grasses on ponds 32,33,34,11,12,13,14,15,16,17,18,20,21,22,23,24,25,26. Algae on ponds 20,21,22,25.
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Grasses, algae rinse tank
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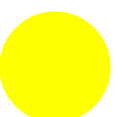


EXHIBIT 5
(to be distributed)



EXHIBIT 6
(to be distributed)



EXHIBIT 7

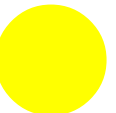


Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
189	8/7/2026	Aquatics	Maccormack	9228 Hillcroft Dr	A homeowner on the corner is feeding ducks and they're coming in droves and have now spawned babies. They're droppings and feathers are all over the grass and there's now about 60 ducks here. Is it possible to send them a letter to quit ?	Reported to Premier Lakes
188	7/29/2026	Landscape	Meadows	8516 Bassett Ct	Could you please let me know when United Land Services is scheduled to return to cut the 3-foot strip of grass near the big lake along Bassett Ct? It has been a few weeks since this section was last mowed, and it is starting to get overgrown.	Reported to United Land Service
187	7/16/2026	Aquatics	Lewis	5210 Fallen Leaf Dr	Hi, erosion is getting close to the sidewalks by the water in east.	
186	7/9/2026	Landscape	Anello	9107 Mountain Magnolia Dr	It would appear that when our one flower bed and magpark South gets watered at the front gate, it runs for hours and hours. There's so much wasted water and all the flowers are dying because they are overwatered every week. I had emailed the HOA about it and never got a response. I am unsure who to email but would hope the email could be forwarded to whomever is in charge of this. Thanks!	Reported to United Land Service
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
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
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
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

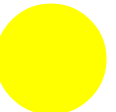
Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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
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



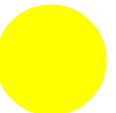
Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
152	2025-10-19 2	Landscape	Wellmaker	4615 somerset hill lane	Concerns of conservation area ponds especially the conservation area in Magnolia Park East on the corner of 4615 Somerset Hill Ln. this conservation area has not been maintained in a little over three years now and has grown completely to the sidewalk. It is in desperate need to be cut back, majorly the children including mine are not even able to play or ride the bikes on the sidewalk due to the bushes and weeds, crossing and blocking the sidewalks in our HOA community. please this needs to be cut back ASAP as far as possible. It is a huge eyesore as well, and it sadden myself in the community that this is not being kept up.	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 #	Date Created	To:	Name	Address	Message	Resolution
148	2025-09-15 1	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	There are weeds that are starting to grow into trees, and vines that are taking over the landscaped areas along the entrance of the south gates. I am happy to meet up with someone to show them. At thr Progress gate- its across from the gate code box. The Falkenburg gate- you can see them from the backside of the fence more easily. These have been ignored and now its starting to look like big bushes/trees and they are not supposed to be there	Waiting on approval to maintain more of the area
147	2025-09-12 0	Field Manager	Ciudad Real	6334 yellow buckeye dr	I would like to get my back fence line maintained since it is on the map but hasn't been maintained in years	Bush reached out to landscaping to look at the area
146	2025-09-10 1	Landscape	Foll	5214 Fallen Leaf Drive	Part of our backyard has not being mowed the past three weeks. I believe there is some confusion between United and Yellowbird on who's responsibility this is but this overgrowth is unacceptable. A representative from Yellowbird is arguing with me that it is not their responsibility but it needs to be addressed. Can someone please assist?	Bush reached out to landscaping to look at the area
145	2025-09-10 1	Landscape	Pieslak	4833 white sanderling ct	Grass around pond and entire fence perimeter is over a foot high. I will wait 5 business days before submitting another complaint to the county code enforcement for failure to maintain lawn care.	Waiting on approval to get this done
144	2025-09-10 1	Field Manager	Faville	8941 Turnstone Haven Place	The vegetation growth around the pond behind our house has not been maintained properly. The growth is out of control, No weed whacking has taken place in weeks, and the last time they did weed whack they only did it behind the homes not the complete pond perimeter. If I could send pictures I would but I do not see anywhere on here to do that.	Bush reached out to landscaping to look at the area
143	2025-09-04 1	Aquatics	Upshaw	6321 Magnolia Park Blvd	The rear left corner of pond #9 (Lake Cherrywood) is severely overgrown and the water is completely covered in invasive vegetation. This has been reported several times since June.	Bush reached out to landscaping to look at the area



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

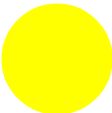


EXHIBIT 8



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FIRST ORDER OF BUSINESS - Roll Call

Present and constituting a quorum were:

Also present were:

SECOND ORDER OF BUSINESS - Audience Comments *(limited to 3 minutes per individual for agenda items)*

An audience member asked whether the erosion mitigation project would be addressed at this meeting, which Mr. Jeskewich confirmed would be discussed under the District Engineer's report.

Mr. Jeskewich stated that the items under the Third Order of Business, Office of Elected Supervisors, would be tabled as the resident seeking appointment to the Board was not able to attend the meeting.

THIRD ORDER OF BUSINESS - Office of Elected Supervisors

- [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)
- [Government in the Sunshine Manual](#)
- [Resources for Required Ethics Training](#)

FOURTH ORDER OF BUSINESS - Vendor Reports – Questions from Board Members Only

A. Exhibit 5: Aquatic Maintenance Services – *Premier Lakes*

Mr. Kurth gave an overview of pond and lake conditions throughout the community, noting that an extra rapid response crew had been deployed to address excess shoreline weeds on Ponds 35 and 37. Mr. Kurth noted that with drought conditions, lake banks were being exposed and resulting in accelerated shoreline weed growth, which crews were focusing on, and anticipated conditions being restored with more precipitation.

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

Ms. Cochran gave an overview of landscape conditions, explaining that crews had been focusing specifically on hedge pruning and bed weeds with routine maintenance. Ms. Cochran also advised that Hillsborough County had extended restrictions for well water usage for the year until October.

Ms. Williams noted that the report had attributed recent landscape work on Magnolia Park Boulevard to the County, and stated that this was inaccurate as the mowing work had been done by four residents. Ms. Williams added that a resident post on social media had indicated that the County was denying responsibility for the Boulevard maintenance. Mr. Jeskewich requested a copy to address with the County directly, as they had previously confirmed that the work had been placed on their schedule, and the area was under the County's purview.

Mr. Lloveras observed that irrigation appeared to be running around 6:00 p.m. in the evenings which he felt was a couple hours early, and Ms. Cochran stated that she would look into the timers and controllers.

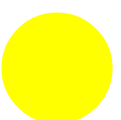
➤ Consideration of United Land Services Proposals (if any)

1. Exhibit 7: Irrigation Repairs for Issues Found During July Inspection - \$2,111.90

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the ULS Irrigation Repairs proposal for issues found during the July inspection, in the amount of \$2,111.90, for the Magnolia Park Community Development District.

2. Exhibit 8: Replacement of Sunpatiens with mixed color Pentas - \$1,798.30

Ms. Cochran commented that the Sunpatiens were struggling with the heat conditions as they were annuals more suited for springtime, and that the mixed color Pentas were more suited for



75 hot weather. Ms. Cochran also noted that their zone had a stuck
76 valve that had resulted in the area being overwatered, which was
77 included in the irrigation repairs. The Board expressed some
78 concerns about new installations establishing properly in the
79 current drought and heat conditions. In response to Board
80 questions about having the bed temporarily with no plants
81 installed, Ms. Cochran stated that the declining Sunpatiens were
82 to be removed, and that there was a 30-day grace period for the
83 County with irrigation for new plants. This item was tabled.

- 84 3. Exhibit 9: Removal of Dead Sabal Palm on Magnolia Blvd -
85 \$340.50

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved the ULS dead sabal palm removal proposal, in the amount of \$340.50, for the Magnolia Park Community Development District.

86 **FIFTH ORDER OF BUSINESS - Staff Reports – Questions from Board Members Only**

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

88 Ms. Mackie stated that she had nothing specific to report unless the Board had any
89 questions.

90 B. District Engineer – *Greg Woodcock, Stantec*

91 Mr. Woodcock spoke positively on a site visit with EPC for the Wetland U project review,
92 and informed the Board that the EPC permit had been received on July 10. Mr.
93 Woodcock noted that he had reached out to Finn Outdoor to get a revised repair
94 proposal without riprap due to permitting issues and requirements with the location,
95 and asked the Board if they could make a motion that would amend the previous
96 proposal approval.

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved directing staff to move forward the EPC-approved plan without riprap in areas, for the Magnolia Park Community Development District.

97 Following the motion, an audience member inquired about pond bank erosion behind their
98 property, noting that this was related to Ticket #153. Mr. Jeskewich stated that he
99 would get with the resident and could place this on the priority list with the Field
100 Services Manager.

101 C. Exhibit 10: Field Services Manager – *Michael Bush, Vesta District Services*

102 D. District Manager – *Barry Jeskewich, Vesta District Services*

- 103 ➤ Exhibit 11: Presentation and Discussion of Magnolia Park CDD Website
104 Maintenance Request Log (*updated as of July 10*)

105 **SIXTH ORDER OF BUSINESS - Consent Agenda**

- 106 A. Exhibit 12: Consideration for Approval – The Minutes of the Board of
107 Supervisors Regular Meeting Held on June 8, 2026
108 B. Exhibit 13: Consideration for Acceptance – The June 2026 Unaudited Financial
109 Statements

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

110 **SEVENTH ORDER OF BUSINESS – Business Items**

- 111 A. Exhibit 14: Consideration of Fencing Proposals
112 Mr. Bush was not present to provide input on the proposals and vendors. Mr.
113 Jeskewich suggested that if the Board did not wish to table the fencing work, they
114 could approve a not-to-exceed amount based on the highest figure, and authorize a
115 Board member to work with himself and Mr. Bush to make a final decision.
116 ➤ Good Looking Fence
117 1. Watson Woods Way – 220 Linear Feet - \$9,240.00 (plus \$425 for
118 additional SW walk gate)
119 ➤ Unleashed Fencing
120 1. 239 Linear Feet - \$9,560.00

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved directing Ms. Williams to work with the Field Services Manager and move forward with the fencing vendor selected, in an amount not to exceed \$9,665.00, for the Magnolia Park Community Development District.

- 121 B. Exhibit 15: Consideration & Adoption of **Resolution 2026-05**, Designating
122 Signatories

On a MOTION by Mr. Turner, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Designating Signatories, for the Magnolia Park Community Development District.

- 123 C. Exhibit 16: Presentation & Acceptance of Final FY 2025 Audited Financial
124 Report

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board accepted the Final FY 2025 Audited Financial Report, as presented, for the Magnolia Park Community Development District.

125 **EIGHTH ORDER OF BUSINESS - Discussion Topics**

- 126 A. Exhibit 17: Discussion of CDD-owned Parking Lot & Deed Inquiry from HOA
127 Ms. Mackie noted that there had been a request from the HOA management to have the
128 CDD Board consider deeding a lot under their ownership, but recommended that
129 the Board table the discussion pending confirmation as to whether the CDD had
130 expended any bond proceeds/public monies to construct the parking lot.

NINTH ORDER OF BUSINESS - Supervisors' Requests

Mr. Turner asked whether the meeting days could be adjusted from Mondays. Mr. Jeskewich stated that the next meeting in August had already been rescheduled to a Wednesday, and that the September meeting and FY 2027 meeting schedule could be adjusted to accommodate schedule conflicts.

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

An audience member asked about fencing specifications and consistency with the selected vendor. Mr. Jeskewich clarified that there were two different vendors that had submitted proposals, and that one would be decided on with Ms. Williams.

ELEVENTH ORDER OF BUSINESS - Action Items Summary

TWELFTH ORDER OF BUSINESS - Next Meeting Quorum Check

The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on August 19, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

All Board members stated that they would be present for the meeting scheduled on August 19, which would constitute a quorum.

THIRTEENTH ORDER OF BUSINESS - Adjournment

On a MOTION by Mr. Shannon, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:34 p.m., for Magnolia Park Community Development District.
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**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 19, 2026.

□ Barry Jeskewich, Secretary

□ David Turner, Chair

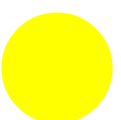


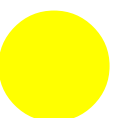
EXHIBIT 9



Magnolia Park Community Development District

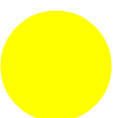
Financial Statements (Unaudited)

*Period Ending
June 30, 2026*



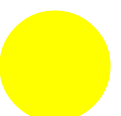
Magnolia Park CDD
Balance Sheet
June 30, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,634,020	\$ -	\$ 1,634,020
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	49,280	49,280
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	-	-	-
11 Undeposited funds	-	-	-
12 Due From Other Fund	-	1,879	1,879
13 Prepaid Items	355	-	355
14 Deposits	1,326	-	1,326
15 Total Assets	<u><u>\$ 1,635,701</u></u>	<u><u>\$ 58,659</u></u>	<u><u>\$ 1,694,360</u></u>
16 Liabilities:			
17 Accounts Payable	\$ 19,328	\$ -	19,328
18 Due to Other Fund	1,879	-	1,879
19 Deferred Revenue	-	-	-
20 Total Liabilities	<u><u>21,207</u></u>	<u><u>-</u></u>	<u><u>21,207</u></u>
21 Fund Balance:			
22 Non-Spendable:			
23 Prepaid & Deposits	1,681	-	1,681
24 Assigned:			
25 Capital Reserves	560,785	-	560,785
26 Operating Capital	245,020	-	245,020
27 Unassigned	807,008	58,659	865,667
28 Total Fund Balance	<u><u>1,614,494</u></u>	<u><u>58,659</u></u>	<u><u>1,673,153</u></u>
29 Total Liabilities & Fund Balance	<u><u>\$ 1,635,701</u></u>	<u><u>\$ 58,659</u></u>	<u><u>\$ 1,694,360</u></u>

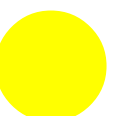


Magnolia Park
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to June 30, 2026

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 4,548	\$ 587,529	\$ 1,974	100.34%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ 4,548	\$ 587,529	\$ (1,226)	99.79%
6 Expenditures:					
7 Administrative	#				
8 Board of Supervisors	\$ 12,000	\$ -	\$ 4,600	\$ (7,400)	38.33%
9 Payroll Taxes	918	-	352	(566)	38.33%
10 Payroll Services	650	-	350	(300)	53.85%
11 Management Consulting Services	38,582	3,215	28,937	(9,645)	75.00%
12 General Administrative	4,542	379	3,407	(1,136)	75.00%
13 Miscellaneous & Contingency	2,293	-	27	(2,266)	1.18%
14 Assessment Administration	6,736	561	5,052	(1,684)	75.00%
15 Auditing	3,500	3,350	3,350	(150)	95.71%
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	13,694	32,552	20,552	271.27%
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	454	(2,146)	17.45%
23 Meeting Room	4,428	380	2,960	(1,468)	66.85%
24 Total Administrative	116,036	21,630	98,151	(17,885)	84.59%
25 Debt Service Administration					
26 Trustee Fees	4,149	-	4,247	98	102.37%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	2,434	(811)	75.00%
29 Total Debt Service Administration	8,044	270	6,681	(1,363)	83.05%
30 Field Operations					
31 Electricity General	3,000	271	1,715	(1,285)	57.18%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	17,317	(6,183)	73.69%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	-	(1,600)	0.00%
35 Pond & Lake Maintenance	45,210	3,120	36,151	(9,059)	79.96%
36 Pond & Lake Maintenance - Special Services	14,790	-	-	(14,790)	0.00%
37 Irrigation Maintenance	10,000	-	12,506	2,506	1.25
38 Landscape Maintenance	189,480	14,917	135,143	(54,337)	71.32%
39 Landscape Replenishment	10,000	-	8,157	(1,843)	81.57%
40 Landscape Extra Projects	12,500	12,205	15,301	2,801	122.41%
41 Tree Trimming	1,715	-	348	(1,367)	20.31%
42 Field Contingency	18,000	-	8,762	(9,238)	48.68%

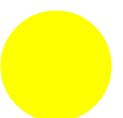


43	Renewal & Replacement Reserve	<u>134,700</u>	<u>-</u>	<u>83,888</u>	<u>(50,812)</u>	62.28%
44	Total Field Operations	<u>464,675</u>	<u>32,441</u>	<u>319,388</u>	<u>(145,287)</u>	68.73%
45	Total Expenditures	<u>\$ 588,755</u>	<u>\$ 54,342</u>	<u>\$ 424,220</u>	<u>\$ (164,535)</u>	72.05%
47	Other Financing Sources (Uses)					
48	Transfer In			-		
49	Transfer Out			-		
50	Total Other Financing Sources (Uses)			<u>\$ -</u>		
51	Fund Balance - Beginning			1,451,186		
46	Excess of Revenues Over (Under) Expenditures		\$ (49,793)	\$ 163,308		
52	Fund Balance - Ending			<u>\$ 1,614,494</u>		



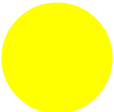
Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to June 30, 2026

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/-</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 104,069	\$ 349
3 Interest	-	1,246	1,246
4 Total Revenues	<u>\$ 103,720</u>	<u>\$ 105,315</u>	<u>\$ 1,595</u>
5 Expenditures:			
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
12 Total Expenditures	<u>\$ 102,200</u>	<u>\$ 103,400</u>	<u>\$ 1,200</u>
13 Excess of Revenues Over (Under) Expenditures	\$ 1,520	\$ 1,915	
14 Other Financing Sources (Uses)			
15 Transfer In	-	-	
16 Transfer Out	-	-	
17 Total Other Financing Sources (Uses)	<u>\$ -</u>	<u>\$ -</u>	
18 Fund Balance - Beginning	-	56,744	
19 Debt Service Reserve Fund	509,453	-	
19 Fund Balance - Ending	<u>\$ 510,973</u>	<u>\$ 58,659</u>	

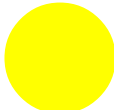


Magnolia Park CDD
Check Register
FY2026

Date	Num	Name	Memo	Deposits	Disbursements	Balance
9/30/2025						\$ 1,512,453.26
10/06/2025	01ACH100625	Google Services	Monthly services		50.40	1,512,402.86
10/08/2025	1786	EGIS INSURANCE & RISK ADVISORS	Insurance FY 10/1/25 - 10/1/26 Policy #100125768		11,910.00	1,500,492.86
10/15/2025	100305	Business Observer	Invoice: 25-02553H (Reference: Legal Advertising.) Invoice: 25-03043H (Reference: Legal Adver...		144.38	1,500,348.48
10/15/2025	100306	Kutak Rock LLP	Invoice: 3613411 (Reference: Professional legal services rendered.) Invoice: 3639655 (Referen...		3,481.00	1,496,867.48
10/15/2025	100307	Solitude Lake Management	Invoice: PSI194260 (Reference: annual Maintenance Aug25.) Invoice: PSI202579 (Reference: annu...		10,653.76	1,486,213.72
10/15/2025	100308	VESTA DISTRICT SERVICES	Invoice: 428446 (Reference: Management fees.) Invoice: 428510 (Reference: Billable Expenses -...		9,459.42	1,476,754.30
10/15/2025	100309	Stantec Consulting Services, Inc	Invoice: 2454967 (Reference: Engineering service.)		3,788.85	1,472,965.45
10/15/2025	100310	SchoolNow	Invoice: INV-SN-986 (Reference: Website Hosting.)		1,515.00	1,471,450.45
10/15/2025	100311	Unleashed Fencing	Invoice: 1701 (Reference: Tear out and haul away.)		4,800.00	1,466,650.45
10/15/2025	100312	United Land Services	Invoice: 170282 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance September 2025...		31,613.29	1,435,037.16
10/16/2025	100313	Stantec Consulting Services, Inc	Invoice: 2466264 (Reference: Engineering service.)		4,580.47	1,430,456.69
10/16/2025	2/28/2026	United Land Services	Invoice: 165528 (Reference: Job #176278 - Magnolia Park CDD Landscape Maintenance August 2025.)		15,806.64	1,414,650.05
10/16/2025	1787	Code Enforcement Department	Case #HC-WE-25-002495 Parcel# 049102.2354		100.00	1,414,550.05
10/24/2025	102425BOS1	Adelmarie Bones	BOS MTG 10/13/25		184.70	1,414,365.35
10/24/2025	102425BOS2	DAVID TURNER	BOS MTG 10/13/25		184.70	1,414,180.65
10/24/2025	102425BOS3	Engage Peo	BOS MTG 10/13/25		172.40	1,414,008.25
10/24/2025	102425BOS4	Jean Williams	BOS MTG 10/13/25		184.70	1,413,823.55
10/24/2025	102425BOS5	Robert Shannon	BOS MTG 10/13/25		184.70	1,413,638.85
10/28/2025	01ACH102825	TECO	6510 Falkenburg Rd 08.30.25- 09.30.25		174.73	1,413,464.12
10/29/2025	01ACH102925	TECO	Magnolia Park Blvd PH F 09.03.25- 10.01.25		978.15	1,412,485.97
10/29/2025	02ACH102925	TECO	Faulkenburg/Progress 09.03.25- 10.01.25		948.88	1,411,537.09
10/30/2025	100315	Kutak Rock LLP	Invoice: 3643068 (Reference: For Professional Legal Services Rendered.)		2,758.50	1,408,778.59
10/30/2025	100316	United Land Services	Invoice: 177221 (Reference: Job #186703 - Magnolia Park CDD - Cleared Falkenburg Fenceline 10/24...		15,938.68	1,392,839.91
10/31/2025			EOM TOTALS	\$ -	\$ 119,613.35	\$ 1,392,839.91
11/03/2025			Deposit	4,788.27		1,397,628.18
11/05/2025	01ACH110525	Google Services	Monthly services		50.40	1,397,577.78
11/06/2025	100317	Premier Lakes, Inc.	Invoice: 3031 (Reference: Annual Lake Maintenance.) Invoice: 2960 (Reference: Semi-Annual Wet...		7,920.00	1,389,657.78
11/07/2025			Deposit	4,447.76		1,394,105.54
11/12/2025	100318	United Land Services	Invoice: 178775 (Reference: Job #187403 - Magnolia Park CDD - Removed Vegetation Along Fence Pon...		8,157.33	1,385,948.21
11/12/2025	100319	VESTA DISTRICT SERVICES	Invoice: 429504 (Reference: Monthly Management fees.)		4,425.42	1,381,522.79
11/14/2025	100320	United Land Services	Invoice: 179875 (Reference: ob #176263 - Magnolia Park CDD Landscape Maintenance November 2025. ...		21,345.57	1,360,177.22
11/14/2025			Deposit	23,205.80		1,383,383.02
11/18/2025	100321	Stantec Consulting Services, Inc	Invoice: 2481875 (Reference: Engineering services.)		4,666.96	1,378,716.06
11/18/2025	100322	VESTA DISTRICT SERVICES	Invoice: 429440 (Reference: Billable Expenses - Oct 2025.)		398.00	1,378,318.06
11/21/2025	1788	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2025/2026 Special District Invoice Fee/Update Form		175.00	1,378,143.06
11/21/2025	100323	United Land Services	Invoice: 180440 (Reference: Job #193871 - Magnolia Park CDD Pond 32 Cleanup 11/17/2025.) Invo...		9,605.44	1,368,537.62
11/21/2025	112125BOS1	Adelmarie Bones	BOS MTG 11/10/25		184.70	1,368,352.92
11/21/2025	112125BOS2	DAVID TURNER	BOS MTG 11/10/25		184.70	1,368,168.22
11/21/2025	112125BOS3	Engage Peo	BOS MTG 11/10/25		172.40	1,367,995.82
11/21/2025	112125BOS4	Jean Williams	BOS MTG 11/10/25		184.70	1,367,811.12
11/21/2025	112125BOS5	Robert Shannon	BOS MTG 11/10/25		184.70	1,367,626.42
11/21/2025			Deposit	22,907.05		1,390,533.47
11/30/2025			EOM TOTALS	\$ 55,348.88	\$ 57,655.32	\$ 1,390,533.47
12/02/2025	01ACH120225	TECO	Magnolia Park Blvd PH F 10.02.25- 11.03.25		978.15	1,389,555.32
12/02/2025	02ACH120225	TECO	6510 Falkenburg Rd 10.01.25- 10.31.25		153.84	1,389,401.48
12/02/2025	03ACH120225	TECO	Faulkenburg/Progress 10.02.25- 11.03.25		948.88	1,388,452.60
12/02/2025	100324	Premier Lakes, Inc.	Invoice: 3111 (Reference: Annual Lake Maintenance.)		3,120.00	1,385,332.60
12/03/2025			Deposit	79,022.92		1,464,355.52
12/05/2025	01ACH120525	Google Services	Monthly services		50.40	1,464,305.12
12/05/2025			Deposit	520,728.60		1,985,033.72
12/10/2025	100325	Kutak Rock LLP	Invoice: 3670361 (Reference: General Counsel Oct 25.)		2,093.00	1,982,940.72



12/12/2025	121225BOS1	DAVID TURNER	BOS MTG 12/8/25		184.70	1,982,756.02
12/12/2025	121225BOS2	Engage Peo	BOS MTG 12/8/25		141.80	1,982,614.22
12/12/2025	121225BOS3	Jean Williams	BOS MTG 12/8/25		184.70	1,982,429.52
12/12/2025	121225BOS4	Robert Shannon	BOS MTG 12/8/25		184.70	1,982,244.82
12/15/2025	100326	Miami Bee Removal Corp.	Invoice: 18561 (Reference: Bee Removal Service From Fence.)		395.00	1,981,849.82
12/15/2025	100327	United Land Services	Invoice: 183610 (Reference: Landscape Enhancement.)		14,917.00	1,966,932.82
12/15/2025	100328	VESTA DISTRICT SERVICES	Invoice: 429992 (Reference: Management Fees Dec 25.)		4,425.42	1,962,507.40
12/15/2025	100329	Unleashed Fencing	Invoice: 1729 (Reference: Fencing Replacement.)		2,500.00	1,960,007.40
12/18/2025	100330	Kutak Rock LLP	Invoice: 3673409 (Reference: General Counsel Nov 25.)		941.00	1,959,066.40
12/19/2025			Deposit	10,791.72		1,969,858.12
12/31/2025	01ACH123125	TECO	Faulkenburg/Progress 11.04.25- 12.03.25		948.88	1,968,909.24
12/31/2025	02ACH123125	TECO	Magnolia Park Blvd PH F 11.04.25- 12.03.25		978.15	1,967,931.09
12/31/2025	03ACH123125	TECO	6510 Falkenburg Rd 11.01.25- 12.02.25		199.50	1,967,731.59
12/31/2025			EOM TOTALS	\$	610,543.24	\$ 33,345.12 \$ 1,967,731.59
01/05/2026	100331	Premier Lakes, Inc.	Invoice: 3254 (Reference: JAN25 Annual Lake Maintenance.)		3,120.00	1,964,611.59
01/05/2026	01ACH010526	Google Services	Monthly services		50.40	1,964,561.19
01/06/2026			Deposit	6,162.98		1,970,724.17
01/07/2026	1789	US BANK	Trustee Fees - Series 2020 FY 11/01/25-10/31/26		4,256.13	1,966,468.04
01/08/2026	100332	VESTA DISTRICT SERVICES	Invoice: 430309 (Reference: JAN26 District Management services.)		4,425.42	1,962,042.62
01/14/2026	100333	United Land Services	Invoice: 187126 (Reference: Landscape Maintenance Jan 26.)		14,917.00	1,947,125.62
01/14/2026	100334	VESTA DISTRICT SERVICES	Invoice: 430390 (Reference: Billable Expenses - Dec 2025.)		366.00	1,946,759.62
01/16/2026			Deposit	611.84		1,947,371.46
01/27/2026	100335	VESTA DISTRICT SERVICES	Invoice: 429882 (Reference: billable Expenses Nov25.)		369.02	1,947,002.44
01/27/2026	100336	United Land Services	Invoice: 188534 (Reference: Job #195848 - Magnolia Park CDD - Installed Pine Bark Mulch 1/23/202...		33,928.57	1,913,073.87
01/30/2026	01ACH013026	TECO	6510 Falkenburg Rd 12.03.25-01.02.26		202.22	1,912,871.65
01/31/2026			EOM TOTALS	\$	6,774.82	\$ 61,634.76 \$ 1,912,871.65
02/02/2026	01ACH020226	TECO	Faulkenburg/Progress 12.04.25- 01.05.26		914.19	1,911,957.46
02/02/2026	02ACH020226	TECO	Magnolia Park Blvd PH F 12.04.25- 01.05.26		978.85	1,910,978.61
02/02/2026	100337	VESTA DISTRICT SERVICES	Invoice: 430654 (Reference: FEB26 District Management services.)		4,425.42	1,906,553.19
02/03/2026	100338	Kutak Rock LLP	Invoice: 3690238 (Reference: Professional Legal Services Rendered.)		807.00	1,905,746.19
02/04/2026	100339	Premier Lakes, Inc.	Invoice: 3405 (Reference: Annual Lake Maintenance.) Invoice: 3362 (Reference: Annual Wetland/...		4,320.00	1,901,426.19
02/04/2026			Deposit	6,161.39		1,907,587.58
02/05/2026	01ACH020526	Google Services	Monthly services		50.40	1,907,537.18
02/09/2026	100340	Stantec Consulting Services, Inc	Invoice: 2518159 (Reference: Engineering services.)		2,510.25	1,905,026.93
02/12/2026	100341	United Land Services	Invoice: 191111 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance February 2026.)		14,917.00	1,890,109.93
02/19/2026	100342	VESTA DISTRICT SERVICES	Invoice: 430887 (Reference: Billable Expenses - Dec 2025.)		369.00	1,889,740.93
02/19/2026	100343	United Land Services	Invoice: 191692 (Reference: Job #208743 - 2025 December Irrigation Repairs.)		2,718.13	1,887,022.80
02/20/2026	022026BOS1	DAVID TURNER	BOS MTG 2/9/26		184.70	1,886,838.10
02/20/2026	022026BOS2	Engage Peo	BOS MTG 2/9/26		141.80	1,886,696.30
02/20/2026	022026BOS3	Jean Williams	BOS MTG 2/9/26		184.70	1,886,511.60
02/20/2026	022026BOS4	Robert Shannon	BOS MTG 2/9/26		184.70	1,886,826.90
02/23/2026	1790	Unleashed Fencing	Reference: Fencing Replacement.		2,500.00	1,886,326.90
02/28/2026			EOM TOTALS	\$	6,161.39	\$ 35,206.14 \$ 1,886,326.90
03/02/2026	100344	VESTA DISTRICT SERVICES	Invoice: 431100 (Reference: Management fee services Mar26.)		4,425.42	1,881,901.48
03/02/2026	01ACH030226	TECO	6510 Falkenburg Rd 01.03.26- 02.02.26		198.25	1,881,703.23
03/03/2026	01ACH030326	TECO	Magnolia Park Blvd PH F 01.06.26- 02.03.26		978.85	1,880,724.38
03/03/2026	02ACH030326	TECO	Faulkenburg/Progress 01.06.26- 02.03.26		949.69	1,879,774.69
03/04/2026	100345	Premier Lakes, Inc.	Invoice: 3533 (Reference: Annual Lake Maintenance.)		3,120.00	1,876,654.69
03/05/2026	01ACH030526	Google Services	Monthly services		50.40	1,876,604.29
03/05/2026			Deposit	5,065.69		1,881,669.98
03/11/2026	100346	United Land Services	Invoice: 194730 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance March 2026.)		14,917.00	1,866,752.98
03/12/2026	100347	VESTA DISTRICT SERVICES	Invoice: 431339 (Reference: Billable Expenses - Feb 2026.)		54.04	1,866,698.94
03/16/2026	100348	Business Observer	Invoice: 26-00864H (Reference: Legal Advertising - Board Meeting.)		70.00	1,866,628.94
03/20/2026	032026BOS1	DAVID TURNER	BOS MTG 3/11/26		184.70	1,866,444.24
03/20/2026	032026BOS2	Engage Peo	BOS MTG 3/11/26		141.80	1,866,302.44
03/20/2026	032026BOS3	Jean Williams	BOS MTG 3/11/26		184.70	1,866,117.74
03/20/2026	032026BOS4	Robert Shannon	BOS MTG 3/11/26		184.70	1,865,933.04
03/23/2026	100349	United Land Services	Invoice: 196331 (Reference: Irrigation Repairs.)		4,550.00	1,861,383.04
03/31/2026	01ACH033126	TECO	6510 Falkenburg Rd 02.03.26- 03.03.26		158.40	1,861,224.64
03/31/2026			EOM TOTALS	\$	5,065.69	\$ 30,167.95 \$ 1,861,224.64



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
04/06/2026	01ACH040626	Google Services	Monthly services	50.40	1,851,175.70
04/07/2026			Deposit	4,861.83	1,856,037.53
04/08/2026	100354	Stantec Consulting Services, Inc	Invoice: 2541970 (Reference: Engineering services.)	4,550.00	1,851,487.53
04/08/2026	100355	United Land Services	Invoice: 199184 (Reference: #214766 - 2026 Installed Replacement Oaks and Magnolia Trees.)	22,890.00	1,828,597.53
04/08/2026	100356	VESTA DISTRICT SERVICES	Invoice: 431781 (Reference: Apr26 Management fees.)	4,425.42	1,824,172.11
04/09/2026	1792	US Bank Tax Distribution	Tax Distribution Series 2020	102,899.69	1,721,272.42
04/15/2026	100357	United Land Services	Invoice: 200505 (Reference: Item Amount Job #176263 - Magnolia Park CDD Landscape Maintenance Ap...	14,917.00	1,706,355.42
04/15/2026	100358	VESTA DISTRICT SERVICES	Invoice: 431916 (Reference: Billable Expenses - Mar 2026.)	396.00	1,705,959.42
04/23/2026			Deposit	49.25	1,706,008.67
04/24/2026	042426BOS1	DAVID TURNER	BOS MTG 4/20/26	184.70	1,705,823.97
04/24/2026	042426BOS2	Engage Peo	BOS MTG 4/20/26	141.80	1,705,682.17
04/24/2026	042426BOS3	Jean Williams	BOS MTG 4/20/26	184.70	1,705,497.47
04/24/2026	042426BOS4	Robert Shannon	BOS MTG 4/20/26	184.70	1,705,312.77
04/30/2026	01ACH043026	TECO	6510 Falkenburg Rd 03.04.26- 04.01.26	176.19	1,705,136.58
04/30/2026			EOM TOTALS	\$ 4,911.08	\$ 160,999.14
05/01/2026	01ACH050126	TECO	Faulkenburg/Progress 03.05.26- 4.02.26	949.69	1,704,186.89
05/01/2026	02ACH050126	TECO	Magnolia Park Blvd PH F 03.05.26- 04.02.26	978.85	1,703,208.04
05/04/2026	100359	Premier Lakes, Inc.	Invoice: 3826 (Reference: Annual Wetland/Preserve Maintenance.) Invoice: 3800 (Reference: Ann...	5,120.00	1,698,088.04
05/05/2026	01ACH050526	Google Services	Monthly services	50.40	1,698,037.64
05/07/2026			Deposit	2,227.48	1,700,265.12
05/12/2026	100360	United Land Services	Invoice: 205139 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance May 2026.)	14,917.00	1,685,348.12
05/12/2026	100361	VESTA DISTRICT SERVICES	Invoice: 432473 (Reference: Management fee services May26.)	4,425.42	1,680,922.70
05/15/2026	051526BOS1	DAVID TURNER	BOS MTG 5/11/26	184.70	1,680,738.00
05/15/2026	051526BOS2	Engage Peo	BOS MTG 5/11/26	141.80	1,680,596.20
05/15/2026	051526BOS3	Jean Williams	BOS MTG 5/11/26	184.70	1,680,411.50
05/15/2026	051526BOS4	Robert Shannon	BOS MTG 5/11/26	184.70	1,680,226.80
05/29/2026	01ACH052926	TECO	6510 Falkenburg Rd 04.02.26-05.01.26	181.68	1,680,045.12
05/31/2026			EOM TOTALS	\$ 2,227.48	\$ 27,318.94
06/01/2026	01ACH060126	TECO	Magnolia Park Blvd PH F 04.03.26- 05.04.26	978.85	1,679,066.27
06/01/2026	02ACH060126	TECO	Faulkenburg/Progress 04.03.26- 05.04.26	949.69	1,678,116.58
06/03/2026	100362	Premier Lakes, Inc.	Invoice: 4037 (Reference: Lake Maintenance.)	3,120.00	1,674,996.58
06/03/2026	100363	United Land Services	Invoice: 208635 (Reference: Irrigation Repairs Apr 26.)	3,243.11	1,671,753.47
06/05/2026	01ACH060526	Google Services	Monthly services	50.40	1,671,703.07
06/05/2026			Deposit	938.05	1,672,641.12
06/08/2026	100364	VESTA DISTRICT SERVICES	Invoice: 432894 (Reference: Billable Expenses - May 2026.)	738.00	1,671,903.12
06/08/2026	100365	Stantec Consulting Services, Inc	Invoice: 2498812 (Reference: Engineering services.) Invoice: 2557663 (Reference: Engineering ...	5,418.45	1,666,484.67
06/11/2026	100366	Stantec Consulting Services, Inc	Invoice: 2524916 (Reference: Engineering services.)	1,712.01	1,664,772.66
06/11/2026	100367	United Land Services	Invoice: 209766 (Reference: Cleared Overgrowth Adjacent to Pond 29 Areas. We Were Unable to Use ...	18,741.44	1,646,031.22
06/11/2026	100368	VESTA DISTRICT SERVICES	Invoice: 433040 (Reference: Jun26 Management services.)	4,425.42	1,641,605.80
06/17/2026			Deposit	4,415.62	1,646,021.42
06/18/2026	100369	United Land Services	Invoice: 211633 (Reference: Job #229706 - Cleared Overgrowth South of Pond 29 6/16/2026.)	8,380.68	1,637,640.74
06/22/2026	100370	DIBARTOLOMEO, McBEE, HARTLEY, & B	Invoice: 90119500 (Reference: auditing services.)	3,350.00	1,634,290.74
06/30/2026	01ACH063026	TECO	6510 Falkenburg Rd 05.02.26- 06.02.26	270.63	1,634,020.11
06/30/2026			EOM TOTALS	\$ 5,353.67	\$ 51,378.68

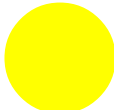


EXHIBIT 10



RESOLUTION 2026-06

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 19th day of August, 2026.

ATTEST:

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

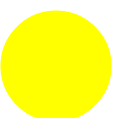


EXHIBIT 11



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2026/2027 attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026/2027 annual public meeting schedule to Hillsborough County.

Section 3. This Resolution shall become effective immediately upon its adoption.

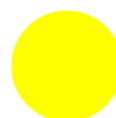
PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2026.

ATTEST:

**MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT**

Kyle Darin, Secretary _____

Dave Turner, Chair _____



Notice of Meetings
Fiscal Year 2027
Magnolia Park Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2027 Regular Meetings of the Board of Supervisors of the Magnolia Park Community Development District shall be held the 2nd Tuesday of every month at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578. The meeting dates are as follows:

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Ext. 398, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or another remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132 Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vesta District Services, District Management

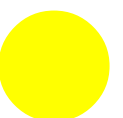


EXHIBIT 12



Magnolia Park
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Statutory Requirement: 189.0694 Special Districts – The following goals and objectives are established for the Fiscal Year 2026 – 2027 in accordance with HB 7013.

The goals below focus on statutory compliance, efficiency, and sound operations.

Goal: Access to Records Compliance

Objective: Ensure meeting minutes and other public records are readily available and accessible to the public by conducting monthly Community Development District (CDD) website reviews and verifying that all required records are posted and current.

Measurement: Confirm that public records, including meeting minutes, agendas, and other required documents, are accurate, current, and publicly accessible.

Standard: 100% of assigned monthly website compliance reviews are completed on time, and all identified record-posting deficiencies are addressed promptly.

Achieved: Yes ☐ No ☐

Goal: Notice of Meeting Compliance

Objective: Ensure that public notice of all Community Development District (CDD) meetings is provided at least seven (7) days in advance, in accordance with Section 190.007(1), Florida Statutes, using a minimum of two approved communication methods.

Measurement: Monitor the timeliness and distribution of meeting notices through verification of postings on the CDD Website, publication in local newspapers, and electronic communications, as applicable.

Standard: All meetings are advertised at least seven (7) days prior to the meeting date, and communicated through a minimum of two communication methods.

Achieved: Yes ☐ No ☐

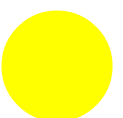
Goal: Annual Budget Preparation and Adoption

Objective: Prepare and obtain Board approval of the proposed annual budget by June 15th and ensure the final budget is adopted by September 15th; in accordance with applicable statutory requirements.

Measurement: Track the timely preparation, Board approval, and adoption of the annual budget as evidenced by approved meeting minutes, adopted budget documents, and required postings on the Community Development District (CDD) website and/or within district records.

Standard: The proposed budget is approved by the Board on or before June 15th, and 100% of the final budgets are adopted on or before September 15th. All approved and adopted budget documents are posted and maintained in accordance with statutory and district record keeping requirements.

Achieved: Yes ☐ No ☐



Magnolia Park
Community Development District
Performance Measures/Standards & Annual Reporting
October 1, 2026 - September 30, 2027

Goal: Financial Reporting Transparency

Objective: Maintain public access to key financial information by ensuring the most current versions of the annual audit, fiscal year budget (including any amendments), and financial reports are published and readily accessible on the Community Development District (CDD) website.

Measurement: Verify that required financial documents are available to the public through the CDD website, including the most recent annual audit, current budget and any amendments, and the latest agenda package containing current financial statements.

Standard: 100% of required financial documents are posted and maintained on the CDD website, including: (1) the most recent annual audit, (2) the currently adopted fiscal year budget and any approved amendments, and (3) the most recent agenda package containing updated financial statements.

Achieved: Yes ☐ No ☐

Goal: Annual Financial Audit Compliance

Objective: Conduct an annual independent financial audit in accordance with statutory requirements, publish the completed audit report on the Community Development District (CDD) website for public inspection, and transmit the audit report to the State of Florida within all required deadlines.

Measurement: Monitor the completion, Board acceptance, publication, and submission of the annual audit as evidence by meeting minutes, the audit report posted on the CDD website, and confirmation of the transmission to the State of Florida.

Standard: 100% of annual audits are completed by an independent auditing firm in accordance with statutory requirements, accepted by the Board, posted on the CDD website for public access, and submitted to the State of Florida within all applicable deadlines.

Achieved: Yes ☐ No ☐

