

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package
Regular Meeting***

***Monday
September 14, 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 **Monday, September 14, 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

September 14, 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. Public Hearings

A. FY 2026-2027 Budget Public Hearing

- Open the Public Hearing
- Presentation of FY 2026-2027 Approved Proposed Budget
- Public Comments
- Close the Public Hearing

[Exhibit 1](#)

B. Consideration & Adoption of **Resolution 2026-08**, Adopting FY 2026-2027 Budget

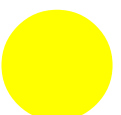
[Exhibit 2](#)

C. FY 2026-2027 Assessments Public Hearing

- Open the Public Hearing
- Public Comments
- Close the Public Hearing

D. Consideration & Adoption of **Resolution 2026-09**, Annual Assessments

[Exhibit 3](#)



4. Office of Elected Supervisors

- A. Consideration of Appointment to Seat #5 Vacancy on the Board of Supervisors [Exhibit 4](#)
- B. Administration of Oath of Office [Exhibit 5](#)
- C. New Supervisor Information Sheet [Exhibit 6](#)
- 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](#)

5. Vendor Reports – Questions from Board Members Only

- A. Aquatic Maintenance Services – *Premier Lakes* [Exhibit 7](#)
- B. Landscape Maintenance – *United Land Services* [Exhibit 8](#)
 - Consideration of United Land Services Proposals (if any): [Exhibit 9](#)
 - 1. #239463 – Replace Sunpatiens with Mixed Color Pentas - \$1,672.84
 - 2. #247661 – Pond 32 Cleanup - \$4,069.77
 - 3. #247666 – Pond 29 Cleanup - \$2,500.00
 - 4. #247673 – August Irrigation Repairs - \$715.00

6. Staff Reports – Questions from Board Members Only

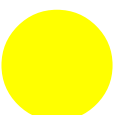
- A. District Counsel – *Tucker Mackie, Kutak Rock*
- B. District Engineer – *Greg Woodcock, Stantec*
- C. Field Services Manager – *Michael Bush, Vesta District Services* [Exhibit 10](#)
- D. District Manager – *Barry Jeskewich, Vesta District Services*
 - Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log (*updated as of September 1*) [Exhibit 11](#)

7. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 19, 2026 [Exhibit 12](#)
- B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements [Exhibit 13](#)

8. Business Items

9. Supervisors' Requests



10. **Audience Comments** *(limited to 3 minutes per individual for non-agenda items)*
11. **Next Meeting Quorum Check: October 13, 2026 at 5:30 p.m. at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, FL 33578**

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**

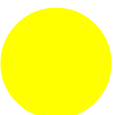
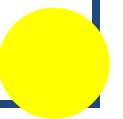


EXHIBIT 1



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

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

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

FINANCIAL STATEMENT/EXPENDITURE CATEGORY	VENDOR	ANNUAL AMOUNT	COMMENTS (SCOPE OF SERVICE)
ADMINISTRATIVE:			
BOARD OF SUPERVISORS	SUPERVISORS	12,000	Estimated 5 Supervisors to be in attendance for 12 meetings. Chapter 190 of the Florida Statute allows for \$200 per meeting. Board is currently at 3 members, FY25 actuals were only \$9,000 as well
PAYROLL TAXES	FICA & FUTA	918	Payroll taxes 7.65% of payroll
PAYROLL SERVICES	INNOVATIVE	650	\$50 PER CDD MEETING + \$50 FOR W-2
MANAGEMENT CONSULTING SERVICES	Vesta	38,582	The District receives management and accounting services as part of the contract with the District
GENERAL ADMINISTRATIVE - OFFICE	Vesta	4,542	The District receives administrative services as part of the agreement COL increase over FY25 (\$4,326)
MISCELLANEOUS		2,293	Administrative contingency - Went unused in FY25 actuals and YTD
ASSESSMENT ADMINISTRATION	Vesta	6,736	Fee associated with the compilation and distribution of the master assessment roll to the County
AUDITING	DIBARTOLOMEO	3,500	State law requires the District to undertake an annual independent audit. - FY25 actuals were \$3,691. Unsure about new contract, this was missing from the folder
INSURANCE (LIABILITY, PROPERTY & CASUALTY)	EGIS INSURANCE	13,112	Annual, inclusive of Amenity Center for general liability, property and officer and director insurance. Confirmed with insurance agent. Figure sent by Charisse this month was \$12,507
REGULATORY AND PERMIT FEES		175	The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity
LEGAL ADVERTISEMENTS	TAMPA BAY TIMES	1,000	Estimated for 12 meeting notices and 3 public hearings
ENGINEERING SERVICES	Stantec	17,000	Provides general engineering services to District, i.e. attendance & preparation for monthly board meetings and other specifically requested assignments Increase based on fy26 actuals
LEGAL SERVICES	KUTAK ROCK	12,000	Provides general legal services, review of contracts, agreements and other research assigned and directed by the Board and District Manager. Went from 19k to 12k between FY25 and FY26, total for FY25 actuals was \$9,421
POSTAGE & FREIGHT		1,500	Mass-mailing of notices to residents.
WEBSITE	CAMPUS SUITE	2,600	ADA compliant website to be furnished by Campus Suite.
MEETING ROOM	Hilton Garden Inn Riverview	4,428	\$369 per meeting x 12
TOTAL ADMINISTRATIVE		121,037	
DEBT SERVICE ADMINISTRATION:			
TRUSTEE FEES	US BANK	4,149	Confirmed amount with Trustee to maintain the District's bond funds that are on deposit for the issued bond series
ARBITRAGE	GNP	650	The District is required to calculate interest earned from bond proceeds each year pursuant to the Internal Revenue Code.
TRUST FUND ACCOUNTING	Vesta	3,245	Reconcile trust accounts on a monthly basis for issued bonds and respond to associated compliance requirements;
TOTAL DEBT SERVICE ADMINISTRATION		8,044	
FIELD OPERATIONS:			
ELECTRICITY GENERAL	TECO: TAMPA ELECTRIC	3,060	FY25 actuals \$1,712, YTD \$929 (30.95%) - Shirley email 3/26 says that TECO increases will be from 2-10% based on usage, Magnolia Park usage seems on the lower side so +2% increase to \$3000 = \$3,060
WATER	HILLSBOROUGH COUNTY	389	For 5790 Magnolia Park Boulevard approximately \$15 per month. Water meter at lift station. 3/26 Shirley email says 5% increase approved for Hillsborough - \$180 + 5% = 189 plus actuals for fy26 ytd
STREETLIGHTS	TECO: TAMPA ELECTRIC	25,850	Total of 32 streetlights. Usage was high last FY so 10% increase to proposed \$23,500 = \$25,850
WETLAND MITIGATION AND MONITORING	STEADFAST	1,600	Unused in FY25 actuals or YTD
POND AND LAKE MAINTENANCE	STEADFAST	47,470	Per updated Steadfast proposal +5% for COL
POND AND LAKE MAINTENANCE - SPECIAL SVCS		-	Removal of invasive species on pond 19. This work will be done in phases over fiscal years. - unsure when this note was added, fund has gone unused in FY25 actuals and FY26 YTD. - Removed and reallocated \$10k to Field Contingency
IRRIGATION MAINTENANCE	United Land Services	40,273	Actuals in '24 were \$36,612 - Not billed since - resuming billing with .3% added for COI since
LANDSCAPE MAINTENANCE	United Land Services	189,480	
LANDSCAPE REPLENISHMENT	United Land Services	10,000	Additional Replenishment as Needed and not incorporated into extra landscape projects; ran at \$45,151 in FY25 actuals (451%), and currently at \$8,157 (81%) for YTD, might need to increase?
LANDSCAPE EXTRA PROJECTS	United Land Services	12,500	As needed
TREE TRIMMING	United Land Services	1,715	As Needed (outside of contract)
FIELD CONTINGENCY	VARIOUS	28,000	As needed - Increased from fy26 by reallocating \$10k from Pond and Lake Maintenance Special Svcs
RESERVE STUDY		5,500	Reserve Study for the community
RESERVES FOR RENEWAL & REPLACEMENT	NOT APPLICABLE	134,700	Based on Study is \$136,321. Reimburse HOA for well reserves \$10,345
TOTAL FIELD OPERATIONS		500,537	

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

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

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

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

UNIT TYPE	UNITS ASSESSED	
	O&M	SERIES 2021 DEBT SERVICE ⁽¹⁾
APARTMENTS	292	
QUADS	198	
TOWNHOME	286	
SINGLE FAMILY 32'	49	
SINGLE FAMILY 40'	396	
SINGLE FAMILY 50'	240	
QUADS W/ BOND	14	14
TOWNHOME W/ BOND	54	54
SINGLE FAMILY 32' W/ BOND	47	47
SINGLE FAMILY 40' W/ BOND	20	20
SINGLE FAMILY 50' W/ BOND	36	36
	1632	171

ALLOCATION OF ADMIN O&M ASSESSMENT					
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	
1.00	292.00	17.89%	\$23,038.34	\$78.90	
1.00	198.00	12.13%	\$15,621.89	\$78.90	
1.00	286.00	17.52%	\$22,564.95	\$78.90	
1.00	49.00	3.00%	\$3,866.02	\$78.90	
1.00	396.00	24.26%	\$31,243.78	\$78.90	
1.00	240.00	14.71%	\$18,935.62	\$78.90	
1.00	14.00	0.86%	\$1,104.58	\$78.90	
1.00	54.00	3.31%	\$4,260.52	\$78.90	
1.00	47.00	2.88%	\$3,708.23	\$78.90	
1.00	20.00	1.23%	\$1,577.97	\$78.90	
1.00	36.00	2.21%	\$2,840.34	\$78.90	
	1632.00	100.00%	\$128,762.24		

ALLOCATION OF FIELD O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
0.250	73.00	4.87%	\$25,928.04	\$88.79
0.750	148.50	9.91%	\$52,744.03	\$266.38
0.875	250.25	16.69%	\$88,883.45	\$310.78
1.000	49.00	3.27%	\$17,403.75	\$355.18
1.188	470.45	31.38%	\$167,093.07	\$421.95
1.375	330.00	22.01%	\$117,208.95	\$488.37
0.750	10.50	0.70%	\$3,729.38	\$266.38
0.875	47.25	3.15%	\$16,782.19	\$310.78
1.000	47.00	3.13%	\$16,693.40	\$355.18
1.188	23.76	1.58%	\$8,439.04	\$421.95
1.375	49.50	3.30%	\$17,581.34	\$488.37
	1499.21	100.00%	\$532,486.64	

ALLOCATION OF DEBT SERVICE ADMIN				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL DS ADMIN	DS ADMIN PER LOT
1.00	14.0	8.19%	\$700.57	\$50.04
1.00	54.0	31.58%	\$2,702.18	\$50.04
1.00	47.0	27.49%	\$2,351.90	\$50.04
1.00	20.0	11.70%	\$1,000.81	\$50.04
1.00	36.0	21.05%	\$1,801.46	\$50.04
	171.0	100.00%	\$8,556.91	

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

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

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

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

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

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

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

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

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

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

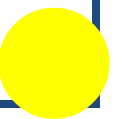
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
10/15/2020		2.500%				1,360,000
5/1/2021	50,000	2.500%	27,372	77,372		1,310,000
11/1/2021		2.500%	24,513	24,513	101,884	1,310,000
5/1/2022	55,000	2.500%	24,513	79,513		1,255,000
11/1/2022		2.500%	23,825	23,825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

Max annual ds: \$103,720.00

Footnote:

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

EXHIBIT 2



RESOLUTION 2026-08
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Magnolia Park Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

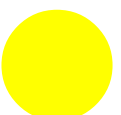
WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Magnolia Park Community Development District for the Fiscal Year Ending September 30, 2027."



- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

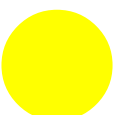
Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]



PASSED AND ADOPTED THIS 10TH DAY OF AUGUST 2026.

ATTEST:

**MAGNOLIA PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

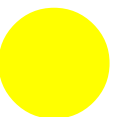
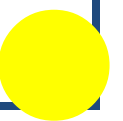


EXHIBIT 3



RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Magnolia Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

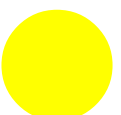
WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

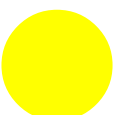
1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

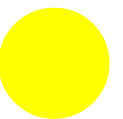


- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.



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

[CONTINUED ON NEXT PAGE]



PASSED AND ADOPTED THIS 10TH DAY OF AUGUST 2026.

ATTEST:

**MAGNOLIA PARK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

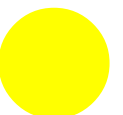
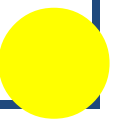


EXHIBIT 4



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.

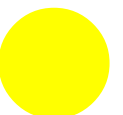
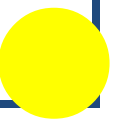


EXHIBIT 5





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

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

District Required Oath of Office For District Records

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



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

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

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

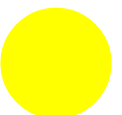
The foregoing oath was administered before me this ____ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of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

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____





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

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

State Required Oath of Office

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

Contact Information

Phone Number: 850.245.6200

Email: DivElections@dos.myflorida.com

Fax Numbers: 850.245.6217 or 850.245.6218

Mailing Address:

Division of Elections

Florida Department of State

R. A. Gray Building, Room 316

500 South Bronough Street

Tallahassee, FL 32399-0250

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

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

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

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

(Full Name of Office – Abbreviations Not Accepted)

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

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

Signature

(Affix Seal Below)

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

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ or Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

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

Mailing Address: Home ☐ Office ☐

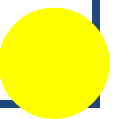
Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 6





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.

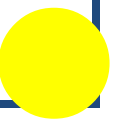
Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____



EXHIBIT 7





Magnolia Park CDD

Aquatics Report

9/2/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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





21



Comments:

This lake is in great condition.

Action Required

Routine Maintenance.

Target:

22



Comments:

This lake is in great condition.

Action Required

Target:



23



Comments:

Minor shoreline weeds observed.

Action Required

Shoreline Weeds treatment

Target:

Torpedo Grass

20



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:



17



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:

18



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:



24



Comments:

This lake has a large amount of broadleaves growing in the middle due to lack of water compared to other lakes.

Action Required

Broadleaf weed treatment.

Target:

Misc. Broadleaf weeds.

25



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:



26



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:

16



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:



15



Comments:

This lake is in great condition.

Action Required

Routine Maintenance

Target:

14



Comments:

The littoral shelf has grown in substantially with beneficial plants. Torpedo grass and some broadleaf weeds observed.

Action Required

Shoreline weed treatment.

Target:

Torpedo Grass and broadleaf weeds.



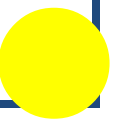
Management Summary

The ponds conditions have greatly improved with much less shoreline weeds over the past few months. Water levels have risen substantially, which will help keep the shoreline weeds down over the coming months. There is still exposed banks though, so we still should hope for more rain.

Algae is very minimal and treated as necessary. There are no submerged vegetation issues currently on the property.

Thank you for your business!

EXHIBIT 8





UNITED
Land Services

ACL

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C	10P	100	M T W TH F S S
D	4A	100	M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Hunter
Hunter

Ans: Acc

Two Wire

Conventional

Working

Not Working

Working

Not Working

Potable Reclaim Well LakePotable Reclaim Well Lake

Pressurized Centrifugal

~~Pump Start~~ Submersible

[illegible]

CONTRACT/MAINT. REPAIRS

[illegible]

BILLABLE REPAIR

[illegible]

NEEDED UPGRADES

[illegible]

Comments:

Tech Name: Chen H

Tech Name: Chenil

Job Name: Magnolia PK C 1/2

Page: 2 of 8

Job Number: _____

Controller #/Location: R/S after Gate

Date: 8-18-26



Program	Start Time	Seasonal Adjust %	Run Days
A	10P	100	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

Controller Status: Working

Weather / Rain Sensor: Working

Point of Connection Type: Potable

Well & Pump Type: Pressurized

Two Wire

Working

Working

Potable

Reclaim

Well

Lake

Pressurized

Pump Start

Centrifugal

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	D	B	Mpr	D	S	S	B	S	S	D	B	B	D	S	S
Turf - Shrub - Annuals	S	S	TR	T	S	T	T	TR	T	T	S	TR	F	S	T	T
Run Time (Program A)	5	5	5	30	5	30	30	5	15	30	5	5	30	5	30	30
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
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: Repaired drip as needed

Tech Name: Charlie

Job Name: Macrolon PK C 2/2

Job Number :

Controller

#/Location: C-11 1A of 925 (Hilltop)

Date: 8-19-20



UNITED

Land Services

Controller Make:

Hunter

Controller Model:

Acc 2

Two Wire

Conventional

Controller Status:

ANALYST

(Not Working)

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Rotable

Reclaim

Well

Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

Program	Start Time	Seasonal Adjust %	Run Days
A	10P	100	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

	F	M	T	W	TH	F	S	S
ZONE INFORMATION	1	2						
Spray - Rotor - Drip - Bubbler - MP	MPD	S						
Turf - Shrub - Annuals	T	T						
Run Time (Program A)	45	20						
Run Time (Program B)								
Battery Pack - Add a Zone - Doubler								
Zone Fault or Alarm								

CONTRACT/MAINT. REPAIRS

[illegible]

BILLABLE REPAIR

[illegible]

NEEDED UPGRADES

[illegible]

Comments: Controller Display dead, Power OK, Main Board green appears OK Unable To operate Possible Face Plate

Tech Name: Aheril

Job Name: Magnolia Park D

Page: 4 of 8

Job Number: _____
Controller _____

#/Location: 9303 Timbercreek

Date: 8-19-26



Program	Start Time	Seasonal Adjust %	Run Days
A	100		M T W T H F S S
B			M T W T H F S S
C			M T W T H F S S
D	80		M T W T H F S S
E			M T W T H F S S
F			M T W T H F S S

Controller Make: Hunter

Controller Model: ACC 2

Controller Status: Working

Weather / Rain Sensor: Working

Point of Connection Type: Potable

Well & Pump Type: Pressurized

Two Wire
Working
Working
Potable Reclaim Well Lake
Centrifugal
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	H	D	D	S	D	S	D	D	S	D	S	D	D	S	D
Turf - Shrub - Annuals	S	T	S	S	T	S	A	S	S	T	S	T	A	S	T	S
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		45
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
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: Repaired drip as needed

Tech Name: Charlie

Job Name: Magnolia Park D
Job Number: 9303 Tradewater Oaks
Controller #/Location: 8-18-26
Date: 8-18-26



Page: 5 of 8

Program	Start Time	Seasonal Adjust %	Run Days
A	100		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D	8 P		M 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
Controller Status: Working Two Wire Conventional
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION									
Spray - Rotor - Drip - Bubbler - MP	17	18	19	20	21	22	23		
Turf - Shrub - Annuals	0	100	5	5	0	5	5		
Run Time (Program A)	5	5	5	5	5	5	5		
Run Time (Program D)	45	45	45	45		45	45		
Battery Pack - Add a Zone - Doubler	45				45				
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS									
Maintenance Repairs									
Partially Clogged Nozzle									
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: Zone 20 NOT operating possible Solenoid

Tech Name: _____

Job Name:

Magnolia Park E

Page: 6 of 8

Job Number:

Controller

#/Location:

MP Blvd Lift Station

Date:

8-18-26


UNITED
Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	8P	100	M T W TH F S S
B	4A	100	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

Controller Status:

Two Wire

Conventional

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Working

Not Working

Well & Pump Type:

Potable

Reclaim

Well Lake

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION		3	9	6	7	11	12	18	19	23	24	25	26				
Spray - Rotor - Drip - Bubbler - MP	S	0MT	D	B	R	S	S	R	S	SD	D	S					
Turf - Shrub - Annuals	T	SA	S	TR	T	T	T	T	T	A	S	TA					
Run Time (Program A)	30		20	2	50	30	30	50	30		15						
Run Time (Program B)		30									30		30				
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
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:

Charlie

Job Name: Magnolia Park F
Job Number: _____
Controller: _____
#/Location: POARD 22
Date: 8-18-26



Program	Start Time	Seasonal Adjust %	Run Days
A			MTWTHFSS
B			MTWTHFSS
C			MTWTHFSS
D	10P	100	MTWTHFSS
E			MTWTHFSS
F			MTWTHFSS

Controller Make: Hunter Controller Model: ACC
Controller Status: Two Wire Working Conventional 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									
Spray - Rotor - Drip - Bubbler - MP	1	2	3	4	5	6	7	8	
Turf - Shrub - Annuals	5	10	15	20	25	30	35	40	
Run Time (Program A)	10	1	30	30	10	30	30	15	
Run Time (Program B)									
Battery Pack - Add a Zone - Doubler									
Zone Fault or Alarm									

CONTRACT/MAINT. REPAIRS									
Maintenance Repairs									
Partially Clogged Nozzle									
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: Upon arrival water off opened, Appears open pipe
Inside NOT part of our portion, Shared System
Tech Name: Cherlie
Zone 4 2" valve needs to be replaced previous issue,
Reported last month

Job Name: Magadore Pl B
Job Number: _____
Controller: _____
#/Location: Falkenberg L/S
Date: 8-18-26



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

Program	Start Time	Seasonal Adjust %	Run Days
A	10P	100	MTWTH FS SS
B			MTWTH FS SS
C			MTWTH FS SS
D			MTWTH FS SS
E			MTWTH FS SS
F			MTWTH FS SS

ZONE INFORMATION	2	3	4	5	6	7	8												
Spray - Rotor - Drip - Bubbler - MP	MPR	D	DAS	D	D	R	D												
Turf - Shrub - Annuals	S	S	S	S	S	T	S												
Run Time (Program A)	40	20	20	20	20	30	20												
Run Time (Program B)																			
Battery Pack - Add a Zone - Doubler																			
Zone Fault or Alarm																			

CONTRACT/MAINT. REPAIRS																			
Maintenance Repairs																			
Partially Clogged Nozzle																			
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	1																		

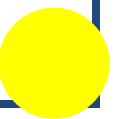
NEEDED UPGRADES																			
Spray Head 4 to 6"																			
Spray Head 6 to 12"																			
Rotor 4 to 6"																			
Raise / Lower Head Turf																			
Raise / Lower Head Shrub																			
Relocate Head or Lateral																			

Comments: Zone 2 - Valve NOT closing Need to Replace

Tech Name: Chumie

813-586-8530

EXHIBIT 9





Proposal #239463

Date: 8/26/2026

PO #

Customer:

Property:

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

2026 Replace Sunpatiens

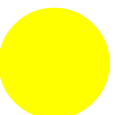
Provide Labor and Material to Replace Sunpatiens With Mixed Color Pentas, Check and Adjust Irrigation for Proper Coverage; Haul Debris



Default Group

Replacement of annuals

Items	Quantity	Price
Labor and Material	1.00	



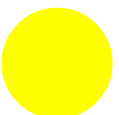
Replacement of annuals: \$1,672.84

PROJECT TOTAL: \$1,672.84

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

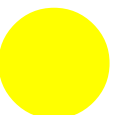


inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said 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 _____
Dale Fisher
Date 8/26/2026

By _____
Date _____
Magnolia Park CDD





Proposal #247661

Date: 8/26/2026

PO #

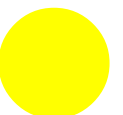
Customer:

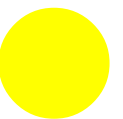
Property:

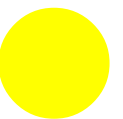
Magnolia Park CDD
5790 Magnolia Park Blvd.
Riverview, FL 33578

2026 Pond 32 cleanup

Proposal for pond 32 cutback, labor, equipment, and debris cleanup







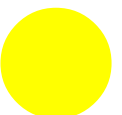


** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep

Pond 32 cutbacks

Items	Quantity	Price
Labor	70.00	
Pond 32 cutbacks:		\$4,069.77
PROJECT TOTAL:		\$4,069.77



Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

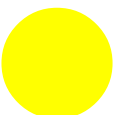
3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited



to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

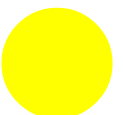
Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL



DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

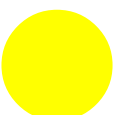
15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any



matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. 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.

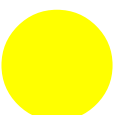
LIEN LAW NOTICE

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WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____
Dale Fisher
Date 8/26/2026

By _____
Date _____
Magnolia Park CDD





Proposal #247666

Date: 8/26/2026

PO #

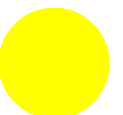
Customer:

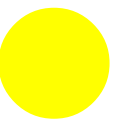
Property:

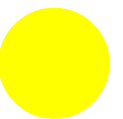
Magnolia Park CDD
5790 Magnolia Park Blvd.
Riverview, FL 33578

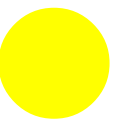
2026 pond 29 cleanup

Provide labor and equipment for pond 29 cleanup









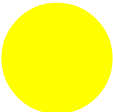


** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep

Labor for pond 29 cleanup

Items	Quantity	Price
Labor - Pinellas Park Enhancements	40.00	
United Land Services Buccaneer Landscape Pinellas Park, FL 33781		



Labor for pond 29 cleanup: \$2,500.00

PROJECT TOTAL: \$2,500.00

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

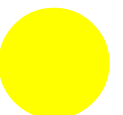
TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.



- b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install
- c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.
- d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.
- e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.
- f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

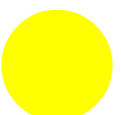
6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties



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11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

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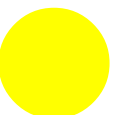
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remainder of such provision or the remaining provision or the remaining provisions hereof.

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20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. 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.

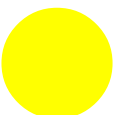
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By _____
Dale Fisher
Date 8/26/2026

By _____
Date _____
Magnolia Park CDD





Proposal #247673

Date: 8/26/2026

PO #

Customer:

Property:

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

2026 August Irrigation repairs

Proposal for August IMC repairs

Faceplate for ACC2 controller C

Controller D zone 20 solenoid

Controller F Zone 4 2" valve

Controller G Zone 2 2" valve

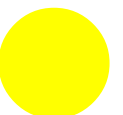
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Repairs Proposed

Irrigation Repair

Items	Quantity	Price
Labor - Pinellas Park Irrigation	5.00	
Irrigation Parts	1.00	

Irrigation Repair: \$715.00



Terms & Conditions

By _____

Dale Fisher

Date 8/26/2026

By _____

Date _____

Magnolia Park CDD

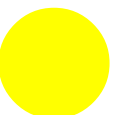


EXHIBIT 10
(to be distributed)

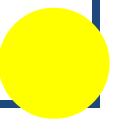
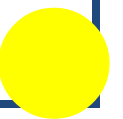
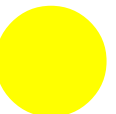


EXHIBIT 11



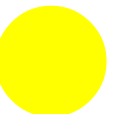
Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
192	8/30/2026	Field Manager	Pieslak	4833 White Sanderling Ct	How do I get records of our lawn cares contract and how often they are paid to come? I work from home so I'm home 24/7 and the grass is sky high along the fence along the pond, the grass looks like garbage and I'm submitting code violation to the city for having grass being so high and not maintaining it. I really want to know where all this money goes and the property looks like trailer park. The fence along the perimeter is green.	
191	8/24/2026	District Manager	Alvarez	8859 Turnstone Haven Pl	The property behind Magnolia Park west has not been maintained appropriately. It was not maintained for over a year and then several months ago lawn maintenance came out and mowed a little bit, but did not take care of all of the overgrown area. Now it is extremely overgrown and looks like a jungle behind our property. This property that is the responsibility of the CDD needs to be maintained on a regular basis and it is currently not. Secondly, The CDD removed security fencing that we had separating our property and the CDD property. This is caused a security issue as numerous trespassers have come into our neighborhood from this open area. Several of them I've caught walking on my sidewalk from my door camera. We did not have this problem when the fence was up. What is going to be done to address the security issue caused by the CDD removing the security fence?	
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 haven't 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



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
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
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 of Falkenburg Rd.? They were washed away over a year ago during the storms. People are still fishing. Saw people loading buckets and driving away this weekend. I stopped and told them no fishing, but they did not speak English. When will the signs be replaced? And check the gate as I hear that it is not even locked, so they walk right in. Would do not good if I called the police as they were driving away. Why does it take so long to get anything done? We are still missing street signs from Ian or is that HOA responsibility?	Ordered to be replaced
159	2025-12-13	Landscape	Bolton	5005 Wabash Pl	There is a sprinkler that is broken outside the gate of Magnolia Park. If you exit the subdivision through the north gate of Magnolia Park Blvd going south to Progress Blvd, right as you enter the circle there is a sprinkler on the right hand side that is broken. I have a picture. I just don't know where to add it.	Reported to Landscapers
157	2025-12-08	Landscape	Kentch	8512 Basset Ct	Hi! The land near the lake, beyond my property has become overgrown with weeds and scrub. The landscaping company says this isn't their responsibility, but it needs to be addressed. Is this something you can assist with??	Reported to Landscapers

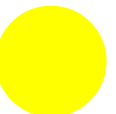


Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
156	2025-10-29 0	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
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

Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
149	2025-09-18 1	Landscape	Marin	4927 White Sanderling Court	I wanted to address the area behind the West Townhomes. The area separating the townhomes from Asbury is currently in poor condition, with patchy grass and overgrown, disordered bushes that detract from the overall appearance. The bushes are also patchy and make the area untidy in appearance due to the lack of upkeep. I along with my neighbors would be very appreciative of any upkeep or updates you can provide.	Tabled at the last Board meeting
148	2025-09-15 1	Landscape	Anello	9107 MOUNTAIN MAGNOLIA DR	There are weeds that are starting to grow into trees, and vines that are taking over the landscaped areas along the entrance of the south gates. I am happy to meet up with someone to show them. At thr Progress gate- its across from the gate code box. The Falkenburg gate- you can see them from the backside of the fence more easily. 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



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
143	2025-09-04 1	Aquatics	Upshaw	6321 Magnolia Park Blvd	The rear left corner of pond #9 (Lake Cherrywood) is severely overgrown and the water is completely covered in invasive vegetation. This has been reported several times since June.	Bush reached out to landscaping to look at the area
142	2025-08-13 1	Landscape	Stephenson	8417 Loblolly Pine Ct	Last year the hurricanes knocked over a couple trees that are in the CDD property into my yard. The crew came out and trimmed the trees but left the stumps. They told me they would be back soon to grind the stumps since they didn't have the equipment with them. It has almost been a full year and no stumps have been removed. Grass is growing over them and the they cause water to pool on my property when it rains. When will someone be out to take care of this?	Board is waiting to make decisions on replacing all fallen trees from hurricane. (Tree replacement options presented by ULS at April & May 2025 mtgs)
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

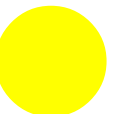
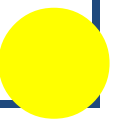


EXHIBIT 12



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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)*

THIRD ORDER OF BUSINESS - Office of Elected Supervisors

 Government in the Sunshine Manual

➤ [Resources for Required Ethics Training](#)

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

A. Exhibit 4: Aquatic Maintenance Services – *Premier Lakes*

Mr. Kurth gave an overview of pond and lake conditions throughout the community, and explained that fish kills observed in Ponds 8, 9, 35, and 37 coincided with a drop in dissolved oxygen levels. Mr. Kurth noted that this primarily affected tilapia which was a species that tended to be more sensitive to these fluctuations, and that the change in levels may have been caused by a sudden increase in rain leading to lake stratification. In response to Board questions about environmental impacts and whether any action was needed in response, Mr. Kurth recommended letting the fish populations come back naturally, as tilapia were still present in the pond and were not a particular keystone species for overall pond health and ecology.

B. Exhibit 5: Landscape Maintenance – *United Land Services*

Mr. Fisher introduced himself to the Board as the new account manager with United Land Services, and provided an overview of landscape conditions, adding that a quote would be provided for installing flowers at the next meeting. Discussion ensued regarding a request from the HOA to replace queen palm trees on the center median of Magnolia Park Boulevard, with Mr. Jeskewich advising that this was County property. Comments were made regarding efforts to try to get the County to cede the property over to the community for maintenance responsibilities, and the Board requested for irrigation to the area to be stopped for the time being.

➤ Consideration of United Land Services Proposals (if any)

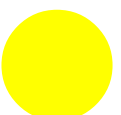
FIFTH ORDER OF BUSINESS - Staff Reports – Questions from Board Members Only

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

Ms. Mackie provided an update on discussions from the previous meeting concerning an HOA request to deed over a parking lot owned by the CDD for the purposes of Association operation and maintenance. Ms. Mackie commented that there were limitations on the deed process that would apply if the District had spent any bond proceeds on the construction of the lot, and that based on research thus far it appeared likely given the timing that the District may have acquired infrastructure improvements and pay value at the time that the parking lot was initially completed and deeded over to the CDD. Ms. Mackie advised that she would continue to look into the matter and provide more definitive information by the next meeting.

B. District Engineer – *Greg Woodcock, Stantec*

Mr. Woodcock gave an update on the SWFWMD repairs by Finn Outdoor which had previously been approved, stating that these were expected to be completed within three weeks. Mr. Woodcock also discussed the riprap project updates,



81 explaining that the EPC permit had been received and they had submitted for the
82 wetland delineation. Mr. Woodcock stated that once the ERP was resubmitted, this
83 would take about 60 days for permit approval and the project could then commence,
84 adding that the firm had begun to reach out to vendors for riprap work proposals.
85 An audience member inquired about Pond 6 erosion, and Mr. Woodcock stated that
86 he could look into the matter to determine if it had been included with the
87 SWFWMD O&M inspection and get back with the District Manager on findings.

88 C. Exhibit 6: Field Services Manager – *Michael Bush, Vesta District Services*

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

90 ➤ Exhibit 7: Presentation and Discussion of Magnolia Park CDD Website
91 Maintenance Request Log (*updated as of August 12*)

92 Mr. Bush went over the maintenance request log with the Board, noting
93 completed items related to Falkenberg and treating wetlands, as well as
94 ongoing work and forthcoming proposals related to fencing. Mr. Bush
95 stated that he would get with the District Engineer for cleaning up a staging
96 area near Ponds 15 and 16.

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

98 A. Exhibit 8: Consideration for Approval – The Minutes of the Board of Supervisors
99 Regular Meeting Held on July 13, 2026

100 B. Exhibit 9: Consideration for Acceptance – The June 2026 Unaudited Financial
101 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.

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

103 A. Exhibit 10: Consideration & Adoption of **Resolution 2026-06**, Re-designating
104 Officers

105 Mr. Jeskewich stated that this resolution was related to an internal staffing change
106 with Vesta, and that this would appoint a new Treasurer accordingly. The Board
107 opted to retain the remaining slate of officers.

On a MOTION by Ms. Williams SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Re-designating Officers, for the Magnolia Park Community Development District.

108 B. Exhibit 11: Consideration & Adoption of **Resolution 2026-07**, Adopting FY 2027
109 Meeting Schedule

110 Mr. Jeskewich stated that this meeting schedule was in line with previous comments
111 from Board members regarding future availability, and set the meeting dates for the
112 2nd Tuesday of each month.

On a MOTION by Ms. Williams SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07**, Adopting FY 2027 Meeting Schedule, for the Magnolia Park Community Development District.

C. Exhibit 12: Presentation & Adoption of FY 2027 Goals and Objectives

On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board adopted the FY 2027 Goals and Objectives, for the Magnolia Park Community Development District.

EIGHTH ORDER OF BUSINESS - Discussion Topics

There being none, the next item followed.

NINTH ORDER OF BUSINESS - Supervisors' Requests

Comments were heard from the Board regarding weeds on Pond 32 needing cutbacks, and debris in Pond 28. Mr. Shannon noted that he would be away from October 16 to November 2.

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

An audience member asked for additional clarification on the delineation of CDD responsibilities and duties. Mr. Jeskewich and Ms. Mackie explained that the CDD was responsible for maintaining the specific public infrastructure of the common area that had been constructed using tax-free municipal debt, including stormwater ponds and certain landscaping. Ms. Mackie noted that a current maintenance map of the CDD would be a useful guide in clarifying District responsibilities.

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 September 14, 2026, at the Hilton Garden Inn Tampa Riverview Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578.

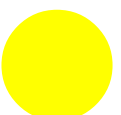
All Board members stated that they would be present for the next meeting which would constitute a quorum.

THIRTEENTH ORDER OF BUSINESS - Adjournment

On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:34 p.m., for Magnolia Park Community Development District.

**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 September 14, 2026.



141

142 ☐ Barry Jeskewich, Secretary

☐ David Turner, Chair

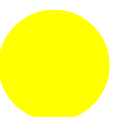
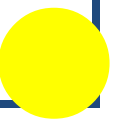


EXHIBIT 13



Magnolia Park Community Development District

Financial Statements (Unaudited)

*Period Ending
July 31, 2026*

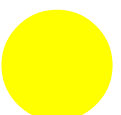


Magnolia Park CDD

Balance Sheet

July 31, 2026

	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,575,690	\$ -	\$ 1,575,690
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	49,432	49,432
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	-	-	-
11 Undeposited funds	-	-	-
12 Due From Other Fund	-	1,884	1,884
13 Prepaid Items	355	-	355
14 Deposits	1,326	-	1,326
15 Total Assets	<u><u>\$ 1,577,371</u></u>	<u><u>\$ 58,816</u></u>	<u><u>\$ 1,636,187</u></u>
16 Liabilities:			
17 Accounts Payable	\$ 7,132	\$ -	7,132
18 Due to Other Fund	1,884	-	1,884
19 Deferred Revenue	-	-	-
20 Total Liabilities	<u><u>9,017</u></u>	<u><u>-</u></u>	<u><u>9,017</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	760,868	58,816	819,685
28 Total Fund Balance	<u><u>1,568,354</u></u>	<u><u>58,816</u></u>	<u><u>1,627,171</u></u>
29 Total Liabilities & Fund Balance	<u><u>\$ 1,577,371</u></u>	<u><u>\$ 58,816</u></u>	<u><u>\$ 1,636,187</u></u>



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

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ 31	\$ 587,560	\$ 2,005	100.34%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ 31	\$ 587,560	\$ (1,195)	99.80%
6 Expenditures:					
7 Administrative					
8 Board of Supervisors	\$ 12,000	\$ 1,800	\$ 6,400	\$ (5,600)	53.33%
9 Payroll Taxes	918	138	490	(428)	53.33%
10 Payroll Services	650	100	450	(200)	69.23%
11 Management Consulting Services	38,582	3,215	32,152	(6,430)	83.33%
12 General Administrative	4,542	379	3,785	(757)	83.33%
13 Miscellaneous & Contingency	2,293	1,931	1,958	(335)	85.38%
14 Assessment Administration	6,736	561	5,613	(1,123)	83.33%
15 Auditing	3,500	-	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	481	626	(374)	62.56%
19 Engineering Services	12,000	7,632	40,184	28,184	334.87%
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	504	(2,096)	19.38%
23 Meeting Room	4,428	369	3,329	(1,099)	75.19%
24 Total Administrative	116,036	16,656	114,807	(1,229)	98.94%
25 Debt Service Administration					
26 Trustee Fees	4,149	-	4,247	98	102.37%
27 Arbitrage	650	-	-	(650)	0.00%
28 Trust Fund Accounting	3,245	270	2,704	(541)	83.33%
29 Total Debt Service Administration	8,044	270	6,951	(1,093)	86.42%
30 Field Operations					
31 Electricity General	3,000	219	1,934	(1,066)	64.47%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,929	19,245	(4,255)	81.90%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	1,600	-	100.00%
35 Pond & Lake Maintenance	45,210	3,120	37,671	(7,539)	83.32%
36 Pond & Lake Maintenance - Special Services	14,790	1,765	1,765	(13,025)	11.93%
37 Irrigation Maintenance	10,000	2,112	14,618	4,618	1.46
38 Landscape Maintenance	189,480	14,917	150,060	(39,420)	79.20%
39 Landscape Replenishment	10,000	-	8,157	(1,843)	81.57%
40 Landscape Extra Projects	12,500	-	15,301	2,801	122.41%
41 Tree Trimming	1,715	351	699	(1,016)	40.76%

42	Field Contingency	18,000	-	13,594	(4,406)	75.52%
43	Renewal & Replacement Reserve	134,700	-	83,888	(50,812)	62.28%
44	Total Field Operations	464,675	24,412	348,633	(116,042)	75.03%

45	Total Expenditures	\$ 588,755	\$ 41,338	\$ 470,391	\$ (118,364)	79.90%
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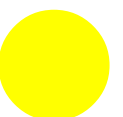
47 **Other Financing Sources (Uses)**

48	Transfer In	-
49	Transfer Out	-
50	Total Other Financing Sources (Uses)	\$ -

51	Fund Balance - Beginning	1,451,186
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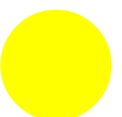
46	Excess of Revenues Over (Under) Expenditures	\$ (41,307)	\$ 117,168
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52	Fund Balance - Ending	\$ 1,568,354
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Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to July 31, 2026

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/-</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 103,720	\$ 104,075	\$ 355
3 Interest	-	1,398	1,398
4 Total Revenues	<u>\$ 103,720</u>	<u>\$ 105,473</u>	<u>\$ 1,753</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	\$ 2,073	
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>\$ 58,816</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
07/01/2026	01ACH070126	TECO	Magnolia Park Blvd PH F 05.05.26- 06.03.26		978.85	1,633,041.26
07/01/2026	02ACH070126	TECO	Faulkenburg/Progress 05.05.26- 06.03.26		949.69	1,632,091.57
07/02/2026	070226BOS1	DAVID TURNER	BOS MTG 6/8/26		184.70	1,631,906.87
07/02/2026	070226BOS2	Engage Peo	BOS MTG 6/8/26		203.00	1,631,703.87
07/02/2026	070226BOS3	Jean Williams	BOS MTG 6/8/26		184.70	1,631,519.17
07/02/2026	070226BOS4	Rafael A. Lloveras-Mattei	BOS MTG 5/11/26 & 6/8/26		369.40	1,631,149.77
07/02/2026	070226BOS5	Robert Shannon	BOS MTG 6/8/26		184.70	1,630,965.07
07/06/2026	100371	VESTA DISTRICT SERVICES	Invoice: 433147 (Reference: JUL26 District Management services.)		4,425.42	1,626,539.65
07/06/2026	100372	Premier Lakes, Inc.	Invoice: 4135 (Reference: Annual Lake Maintenance Jul26.)		3,120.00	1,623,419.65
07/06/2026	01ACH070626	Google Services	Monthly services		50.40	1,623,369.25
07/07/2026	100373	Stantec Consulting Services, Inc	Invoice: 2583485 (Reference: Engineering services.) Invoice: 2570256 (Reference: Engineering ...		13,694.22	1,609,675.03
07/16/2026			Deposit	36.67		1,609,711.70
07/17/2026	100374	United Land Services	Invoice: 215996 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance July 2026.)		14,917.00	1,594,794.70
07/17/2026	100375	Business Observer	Invoice: 26-Q2525H (Reference: Legal Advertising - Notice of Public Hearing to Consider the Adop...		387.19	1,594,407.51
07/17/2026	100376	VESTA DISTRICT SERVICES	Invoice: 433450 (Reference: Billable Expenses - June 2026.)		380.19	1,594,027.32

07/21/2026	100377	Stantec Consulting Services, Inc	Invoice: 2589261 (Reference: Engineering Services 6/15/26 - 7/3/26.)	7,632.00	1,586,395.32
07/24/2026	1793	Stivender Surveying, Inc.	Reference: Topographic Survey.	3,325.00	1,583,070.32
07/24/2026	072426BOS1	DAVID TURNER	BOS MTG 7/13/26	184.70	1,582,885.62
07/24/2026	2072426BOS2	Engage Peo	BOS MTG 7/13/26	172.40	1,582,713.22
07/24/2026	072426BOS3	Jean Williams	BOS MTG 7/13/26	184.70	1,582,528.52
07/24/2026	072426BOS4	Rafael A. Lloveras-Mattei	BOS MTG 7/13/26	184.70	1,582,343.82
07/24/2026	072426BOS5	Robert Shannon	BOS MTG 7/13/26	184.70	1,582,159.12
07/28/2026	100378	Business Observer	Invoice: 26-02585H (Reference: Legal Advertising.)	94.06	1,582,065.06
07/30/2026	01ACH073026	TECO	6510 Falkenburg Rd 06.03.26- 07.01.26	218.79	1,581,846.27
07/31/2026	01ACH073126	TECO	Magnolia Park Blvd PH F 06.04.26- 07.02.26	978.85	1,580,867.42
07/31/2026	02ACH073126	TECO	Faulkenburg/Progress 06.04.26- 07.02.26	949.69	1,579,917.73
07/31/2026	100379	United Land Services	Invoice: 217036 (Reference: Remove Dead Sabal Palm on Magnolia Park Blvd; Hauled Debris.) Inv...	2,462.61	1,577,455.12
07/31/2026	100380	Premier Lakes, Inc.	Invoice: 4240 (Reference: Lake 37 - Fish Kill Cleanup.) Invoice: 4251 (Reference: Fish Kill C...	1,765.00	1,575,690.12
07/31/2026		EOM TOTALS		\$ 36.67	\$ 58,366.66
				\$	\$ 1,575,690.12