

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

***Agenda Package
Regular Meeting***

***Tuesday
October 13, 2026
5:30 p.m.***

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

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

Magnolia Park

Community Development District

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 **Tuesday, October 13, 2026, at 5:30 p.m.** at the **Hilton Garden Inn Tampa Riverview Brandon**, located at **4328 Garden Vista Drive, Riverview, FL 33578**.

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-398 or bjeskewich@vestapropertyservices.com. 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 (seat 1)
Rafael Lloveras, Vice Chairman (seat 3)
Jean Williams, Assistant Supervisor (seat 2)
Robert Shannon, Assistant Supervisor (seat 4)
Vacant (seat 5)

Staff

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

Meeting Agenda October 13, 2026, 5:30 p.m.

Call-in Number: +1 (904) 348-0776
Meeting ID: 766 858 449#

1. Call to Order/Roll Call

2. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

3. Office of Elected Supervisors

A. Consideration of Appointment to Seat #5 Vacancy on the Board of Supervisors

[Exhibit 1](#)

B. Administration of Oath of Office

[Exhibit 2](#)

C. New Supervisor Information Sheet

[Exhibit 3](#)

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

➤ [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

➤ [Government in the Sunshine Manual](#)

➤ [Resources for Required Ethics Training](#)

4. Vendor Reports – Questions from Board Members Only

A. Aquatic Maintenance Services – *Premier Lakes*

[Exhibit 4](#)

B. Landscape Maintenance – *United Land Services*

➤ Consideration of Renewal of United Land Services Maintenance Agreement 2026-2027

[Exhibit 5](#)

➤ Consideration of United Land Services Proposals (if any):



5. Staff Reports – Questions from Board Members Only

- A. District Counsel – *Tucker Mackie, Kutak Rock*
- B. District Engineer – *Greg Woodcock, Stantec*
- C. Field Services Manager – *Michael Bush, Vesta District Services*
- D. District Manager – *Barry Jeskewich, Vesta District Services*
 - Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log (*updated as of October 6*)

[Exhibit 6](#)

[Exhibit 7](#)

6. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 14, 2026
- B. Consideration for Acceptance – The August 2026 Unaudited Financial Statements
- C. Ratification of Signed DiBartolomeo, Hartley, McBee, & Barnes P.A. Audit Services Engagement Letter – FY2026 through 2028

[Exhibit 8](#)

[Exhibit 9](#)

[Exhibit 10](#)

7. Business Items

- A. Discussion of HOA Well Cost-Share Agreement Reimbursement Requests and Counsel Guidance
 - Consideration of Outstanding HOA Reimbursement Invoice No. 12-25 - \$10,504.44
 - Consideration of HOA Well Cost-Share Invoice No. 09-26 - \$1,136.05

[Exhibit 11](#)

[Exhibit 12](#)

8. Supervisors' Requests

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

10. Next Meeting Quorum Check: November 10, 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

11. Adjournment

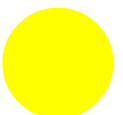


EXHIBIT 1



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

Good Morning, Sherrie:

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

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

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

In Service ~ Barry



Your Community.
Our Commitment.

Barry Jeskewich, LCAM

District Manager

P: 321.263.0132 X398

Vesta District Services

250 International Pkwy, Ste. 208

Lake Mary, FL 32746

www.VestaPropertyServices.com



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



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

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

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

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

To: Barry Jeskewich <bjeskewich@vestapropertyservices.com>

Subject: CDD - Magnolia Park Contact [#183]

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

This message came from outside your organization.

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

Message

Good evening!

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

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

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

Respectfully,
Sherrie Almand

PROFESSIONAL SUMMARY

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

PROFESSIONAL EXPERIENCE

Legal Professional | 20+ Years

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

Legislative Aide | 4 Years

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

COMMUNITY & CIVIC INVOLVEMENT

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

CORE QUALITIFICATIONS



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

STATEMENT OF INTEREST

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

REFERENCES

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

Terms and Conditions

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

Acceptance

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

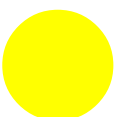


EXHIBIT 2





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

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

District Required Oath of Office For District Records

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



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

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

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

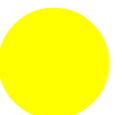
The foregoing oath was administered before me this ____ day of _____, 202_, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of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

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____





Vesta District Services
250 International Parkway #208
Lake Mary, FL 32746
321-263-0132
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 3





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

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

New Supervisor Information Form For District Records

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



Magnolia Park
A Community Development District

NEW SUPERVISOR INFORMATION SHEET

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

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

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

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____



EXHIBIT 4





Magnolia Park CDD

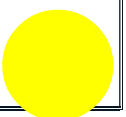
Aquatics Report

10/2/2026

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

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





32



Comments:

This lake is in great condition with healthy beneficial littoral plants.

Action Required

Routine Maintenance

Target:

37



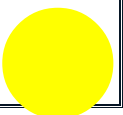
Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:





39



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:

35



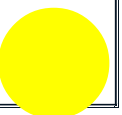
Comments:

This lake is in good condition. Recently treated shoreline grasses observed.

Action Required

Routine Maintenance

Target:





1



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:

2



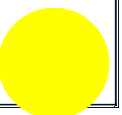
Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:





3



Comments:

This lake is in good condition with healthy beneficial littoral plants.

Action Required

Routine Maintenance.

Target:

4



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:





5



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:

6



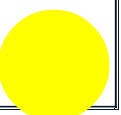
Comments:

This lake is in good condition with healthy beneficial littoral plants.

Action Required

Routine Maintenance

Target:





7



Comments:

This lake is in good condition.

Action Required

Routine Maintenance

Target:

8



Comments:

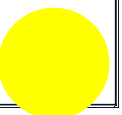
Shoreline weeds observed, but recently treated.

Action Required

Touch up shoreline weed treatment.

Target:

Torpedo Grass and broadleaf weeds





9



Comments:

This lake is in good condition. Recent shoreline weed treatment successful.

Action Required

Routine Maintenance

Target:

10



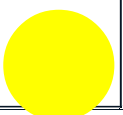
Comments:

This lake is in good condition with healthy beneficial plants.

Action Required

Routine Maintenance

Target:



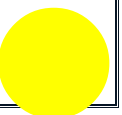


Management Summary

The lakes inspected during this inspection are in overall great condition. Water levels have come up, but we still have exposed banks, so we continue to hope for additional rainfall before the winter months. Shoreline weeds, algae, and submerged vegetation is minimal throughout the property.

As we enter winter months, we should see reduced growth, which will allow us to focus some time fine tuning some minor items like trash pickup.

We appreciate your business!





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

Work Order

DATE	09/09/2026 -
TECH(S)	Dustin Hormann
JOB #	1077972572

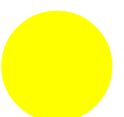
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Annual Lake Maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated algae in Lakes 30, 20, and 21. Treated duckweed in Lakes 20, 1, 2, 3, and 4. Treated grasses and broadleaves in Lakes 20, 21, 22, 1, 2, 3, 4, 17, 18, 40, 39, and 10.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	09/15/2026 -
TECH(S)	Dustin Hormann
JOB #	1077892636

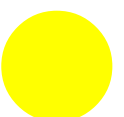
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Inspected all lakes. Treated algae in Lakes 25, 26, and 28. Treated plankton in Lakes 25 and 28. Treated slender spikerush in Lake 26. Treated grasses and broadleaves in Lakes 26, 13, 28, 29, 37, 35, 9, 10, and 6. Treated duckweed in Lakes 25, 26, and 28.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	09/29/2026 -
TECH(S)	Dustin Hormann
JOB #	1077892846

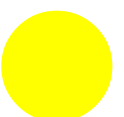
CUSTOMER
Magnolia Park CDD Barry Jeskewich 9312 Blueberry Ash Cir Riverview, Florida, 33578-8667 (828) 719-5535 bjeskewich@vestapropertyservices.com

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

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Inspected all lakes. Treated algae in Lakes 30, 21, 25, 28, and 16. Treated grasses and broadleaves in Lakes 13, 15, 7, 8, and 9. Treated duckweed in Lakes 21 and 25.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	10/06/2026 -
TECH(S)	Andrew Sparks
JOB #	1077972573

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

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

JOB DETAILS	Annual Lake Maintenance
-------------	-------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Treated ponds 9-18,20-26,32-34,38 for shoreline grass. Picked up debris and trash in ponds 9-18,20-26,32-34,38. Thanks for choosing Premier Lakes!
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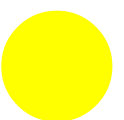
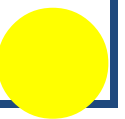


EXHIBIT 5



LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 13th day of October 2026, by and between:

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida, whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the “**District**”), and

UNITED LAND SERVICES, with an address of 12276 San Jose Blvd., Suite 747, Jacksonville, Florida 32223 (“**Contractor**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A (“Work”)**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B (“Landscape Maintenance Area”)**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor’s fee summary attached hereto as **Exhibit C (“Fee Summary”)** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor’s Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains (“**Rain Days**”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor’s acts or

omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. *Compliance with Laws.* The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. *Safety.* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. *Environmental Activities.* The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. *Payment of Taxes; Procurement of Licenses and Permits.* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. *Subcontractors.* Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. *Independent Contractor Status.* In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation,

express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. Term. The term of this Agreement shall be from October 1, 2026, to September 30, 2027, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may be renewed in additional, one (1) year terms, so long as the total compensation under each year and corresponding agreement, including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year; any renewal or increase in price without such written agreement by the parties shall be null and void.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor **Fourteen Thousand Nine Hundred Seventeen Dollars (\$14,917.00) per month** in accordance with the Fee Summary attached hereto as **Exhibit C**.

C. Additional Work Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida*

Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. *TERMINATION.* The District agrees that the Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. *INSURANCE.*

A. *Insurance Required.* Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the

District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. *Types of Insurance Coverage Required.* Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.

C. *Additional Insured.* All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. Sub-Contractors. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. Payment of Premiums. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. Notice of Claims. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. Failure to Provide Insurance. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. *Default and Protection Against Third-party Interference.* A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. *Custom and Usage.* It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. *Successors.* This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. *Assignment.* Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. *Headings for Convenience Only.* The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. *Attorneys' Fees.* In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. Agreement. This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

i. If to the District: Magnolia Park
Community Development District
250 International Pkwy., Suite 208
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: United Land Services
12276 San Jose Blvd., Suite 747
Jacksonville, Florida 32223
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or

other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

K. *Third Party Beneficiaries.* This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. *Controlling Law; Venue.* This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Hillsborough County, Florida.

M. *Public Records.* Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Vesta District Services** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT,

**CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT
(321) 263-0132 EXT 742,
PUBLICRECORDS@VESTAPROPERTYSERVICES.COM,
AND 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE
MARY, FLORIDA 32746.**

N. *Severability.* The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. *Arm's Length Transaction.* This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. *Counterparts.* This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. *Scrutinized Companies Statement.* Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

R. *E-Verify.* The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract

with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement

S. Compliance with section 20.055, Florida Statutes. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

- ☐ Secretary
☐ Assistant Secretary

By: _____

- ☐ Chairperson
☐ Vice Chairperson

WITNESS:

UNITED LAND SERVICES

By: _____

Its: _____

By: _____

Its: _____

- Exhibit A:** Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

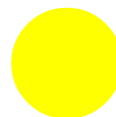


Exhibit A: Scope of Services

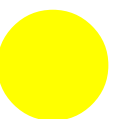


Exhibit A: Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement. See attached schedule for details on frequency of services.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Mulch will be installed at timeframe determined by HOA.
- c. Mulch to be Dyed Hardwood Blend, installed 1x per year upon approval.
- d. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.

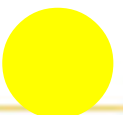
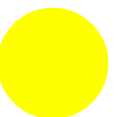


Exhibit B: Landscape Maintenance Map



CDD MAINTAINED POND
CDD MAINTAINED PROPERTY
WETLAND/CONSERVATION AREA

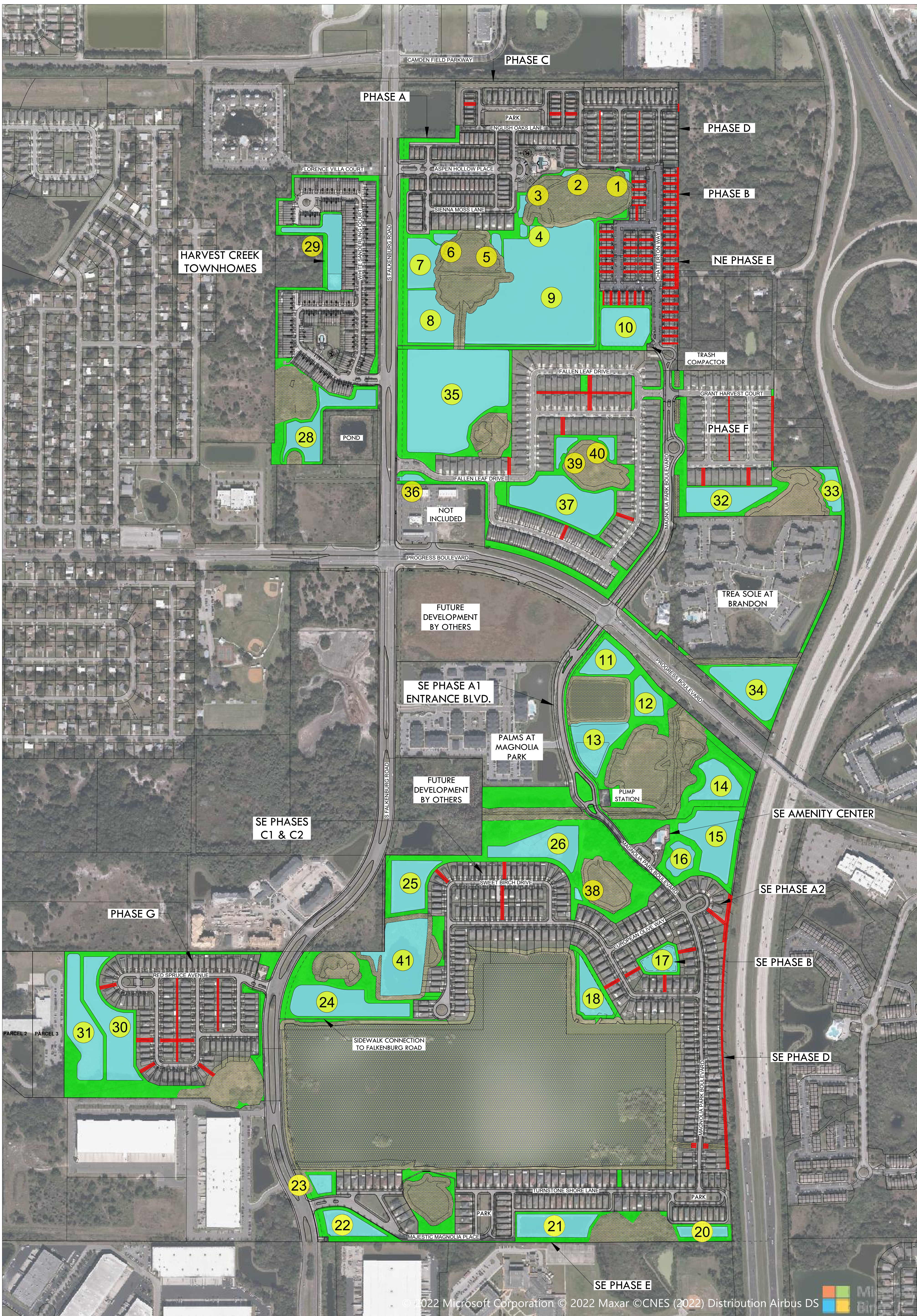
ACCESS EASEMENT
POND NUMBER

0 300' 600'
SCALE: 1" = 300'

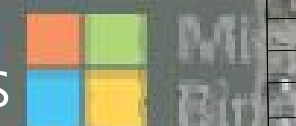


DATE OF EXHIBIT: SEPTEMBER 25, 2024

Date Revision



© 2022 Microsoft Corporation © 2022 Maxar © CNES (2022) Distribution Airbus DS



MAGNOLIA PARK

CDD MAINTENANCE EXHIBIT



Exhibit C: Fee Summary

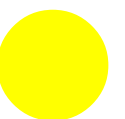


Exhibit B:Your Investment

Landscape Management Proposal

<u>Contract Maintenance</u>	<u>Monthly</u>	<u>Yearly</u>
Core Maintenance- (42) Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 12 ft.), Rejuvenation Pruning (native grass), Weeding and Cleanup.	\$13,231	\$ 158,772
Irrigation Inspections- (12) Includes Adjusting Heads and Nozzles. Seasonal Clock Adjustments. Monthly Reports	\$ 582	\$ 6,984
Fertilization & Chemical Treatments Includes Turf (4) and Shrub (2) Fertilization & Pest Control Applications.	\$ 715	\$ 8,580
Palm Pruning- (1) Includes Trimming of all palm trees on property. Including removal of dead or dying fronds and removal of all loose boots.	\$ 389	\$ 4,668
Total for Landscape Maintenance	\$ 14,917	\$ 179,004

<u>Additional Services</u>	<u>Quantity</u>	<u>Price</u>
Mulch	TBD	\$ TBD
Annuals	TBD	\$ TBD

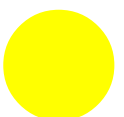


Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2024 (the “Agreement”), by and between:

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida (the “District”), and

UNITED LAND SERVICES, with an address of 12276 San Jose Blvd., Suite 747, Jacksonville, Florida 32223 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Additional Services”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**MAGNOLIA PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

WITNESS:

UNITED LAND SERVICES

By: _____
Its: _____

By: _____
Its: _____

Exhibit A Proposal for Additional Services

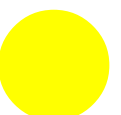


EXHIBIT 6
(to be distributed)

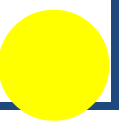
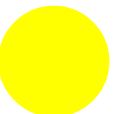


EXHIBIT 7



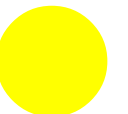
Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
198	10/8/2026	Landscape	Warner	9019 Sienna Moss Ln	Currently, the trees and brush behind my home, and my neighbors' homes, are encroaching into our yards. It appears one of the trees behind my home snapped, and a branch is actually coming through my fence pickets. It has been a long time since this area was cut back, but I am requesting that it be done again, as soon as possible, as having brush this close to our homes is a fire risk.	
197	9/29/2026	Landscape	Wagner	9119 Grant Line Lane	I would like to know why the scrub area between the Hillcroft Drive backyard fences and Progress Blvd, under the overhead power lines, is not being maintained / mowed / hacked away. The CDD Map shows that the "line" for maintenance aligns with the FRONT of the median/blvd on Magnolia Park Blvd and follows Progress Blvd towards the Commercial Park (Exxon Mobile Station + others). If you follow this "line", the overgrown scrub is clearly in the CDD Maintenance Map. The trees and scrub have grown so large that the landscaping that is being maintained along the fence (facing Progress Blvd) is no longer visible. We are literally paying to maintain landscaping that no one can view due to the lack of maintenance in the scrub area.	
196	9/26/2026	Aquatics	Lugo	8719 Turnstone Haven Pl	Hello, I am a Magnolia Park resident and would like to report a maintenance concern regarding the pond/stormwater area directly behind my home. The shoreline has been heavily overgrown and has remained in this condition for well over a year. Could you please confirm whether this area is maintained by the CDD and, if so, when vegetation/shoreline maintenance is scheduled? If this is a designated conservation or wetland buffer that cannot be cleared, could you please clarify what maintenance is permitted and expected for this area? Thank you.	Resident Addressed following advice from Alex
195	9/25/2026	Field Manager	Kobos	4511 Banyan Tree Pl	I believe the HOA has erected fencing on an area that belongs to the community (CDD) The fencing that has been installed (10 foot high fence) is blocking the views of the pond, foliage and wildlife that belong to the community. Not the HOA. I'd like to send a couple of photos to better explain what I mean. I'm ultimately wondering if it was the CDD that approved this, or the HOA? Thank you! (There are several folks in the neighborhood interested in what's happening but I don't know if that matters.)	
194	9/9/2026	Aquatics	Colon	4708 White Sanderling Ct	There is a dead possum in my garage. Does the HOA can assist or request removal? There was an email regarding contacting for removal of wildlife animals.	This is an HOA issue, you will have to reach out to them to have this addressed.



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
193	9/9/2026	District Manager	Vaught	6311 Magnolia Park Blvd	We are homeowners at 6311 Magnolia Park Boulevard and are reaching out regarding the deteriorating Wetland P retaining wall and perimeter fence system located beside our property & overgrown foliage. The retaining structure has continued to deteriorate, affecting the fence mounted on it, and portions of the system have fallen toward the protected Wetland P/conservation area. This system was constructed during development. We wanted to bring this matter to your attention as we have received violation notices from the Association to "repair the fence" Our review of the records reflects that Magnolia Park CDD has historically held operation and maintenance responsibility associated with Wetland P. We are requesting the CDD's assistance with addressing the needed repairs and maintenance.	We are currently waiting for landscaping team to take care of this issue
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. 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?	The CDD's website will be able to give you this information.
191	8/24/2026	District Manager	Alvarez	8859 Turnstone Haven Pl		We are currently waiting for landscaping team to take care of this issue
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

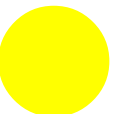


Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
184	6/30/2026	Aquatics	Mohanty	9121 Grant Line Lane	The retention pond behind our property has become like a barren land with weeds growing 2-3 feet inside. I understand that is because of no rains. But can it be mowed and properly kept maintained. This is looking very bad and it will not hold much less water when it is actually needed. I can send you pictures. And if you can let me know what is the frequency in which people come in to maintain the pond or at least take a look. I see someone here spraying once in 2-3 months and not even come to take a look. If you want I can help taking and sending pictures every month to keep track. I am not sure how to escalate this, but I will find out as this has been going on since a year now.	Reported to Landscapers
182	6/10/2026	Landscape	Bergoch	5350 Fallen Leaf Dr	Weeds and grass in the median leading up to the main gate off Progress Blvd into Mag Park East (north of Progress & east of Falkenburg) are taller than the bushes. Grass areas cut on the shoulders, but nothing done to the middle median. Also, our bushes havent been trimmed in over 3 months at our residence.	Reported to Landscapers
181	6/5/2026	Landscape	Perez	5941 Sweet Birch Dr	The grounds behind houses north of Sweet Birch Drive, and around the ponds have not been maintained in weeks having caused grass overgrown, preventing access. Would appreciate prompt action so residents can resume usage of these areas. Thank you in advance for your efforts	Reported to Landscapers
179	5/27/2027	Landscape	Petit-Frere	6111 Magnolia Park Blvd	Hello I wanted to get an email a sent several months ago about the area near the pond hasn't be mowed for over a year. Please let me know if something has changed.	Reported to Landscapers
169	5/5/2026	Landscape	Griffin	9318 Grand Harvest Ct	The entrance off of Progress Blvd into Magnolia Park East is incredibly unkempt. The medians require mowing, trimming, and weed removal. I have never seen it so tall and abandoned looking. What are my CDD fees going toward if not to maintain the appearance of my neighborhood? Every other entrance is maintained, why is this one being skipped? Please let me know when I can expect this to be fixed. Thanks.	Reported to Landscapers
165	2026-03-08	Aquatics	Mohanty	9121 Grand Line Lane	The pond behind our property is seeing a lot of weed and grass growth. it would be great if that could be controlled by spraying some weed killers.	Reported to Landscapers
164	2026-02-18	Field Manager	Tibbs	6312 Yellow Buckey Dr	The light cover has come off the MP Southwest entrance sign off of Faulkenburg Rd.	Inspected and will be replaced
163	2026-02-08	Landscape	Hamilton	4949 White Sanderling Ct	There is a dead tree along the bank of Pond 29 in Harvest Creek, behind the unit of 4949 White Sanderling Ct. Tree needs removal.	Reported to Landscapers
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 off Falkenburg Rd.? They were washed away over a year ago during the storms. People are still fishing. Saw people loading buckets and driving away this weekend. I stopped and told them no fishing, but they did not speak English. When will the signs be replaced? And check the gate as I hear that it is not even locked, so they walk right in. Would do not good if I called the police as they were driving away. Why does it take so long to get anything done? We are still missing street signs from Ian or is that HOA responsibility?	Ordered to be replaced

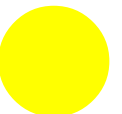
Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
159	2025-12-13	Landscape	Bolton	5005 Wabash Pl	There is a sprinkler that is broken outside the gate of Magnolia Park. If you exit the subdivision through the north gate of Magnolia Park Blvd going south to Progress Blvd, right as you enter the circle there is a sprinkler on the right hand side that is broken. I have a picture. I just don't know where to add it.	Reported to Landscapers
157	2025-12-08	Landscape	Kentch	8512 Basset Ct	Hi! The land near the lake, beyond my property has become overgrown with weeds and scrub. The landscaping company says this isn't their responsibility, but it needs to be addressed. Is this something you can assist with??	Reported to Landscapers
156	2025-10-29	Landscape	Wellmaker	4615 somerset hill lane	I am writing to request maintenance and clearing of the conservation area located near my home at 4615 Somerset Hill Ln., Riverview, FL 33578 in Magnolia Park East. Over time, the area has become significantly overgrown with shrubs, trees, and debris, which are now obstructing the lake view from my property. When I purchased my home, I paid a premium for the lake view, which has been an important feature of my property's value and enjoyment. Unfortunately, the current overgrowth has diminished this view substantially. I was advised that the CDD is responsible for the maintenance and upkeep of this area, and I would greatly appreciate having it restored to its original, well-maintained condition as shown in the images attached below. Please let me know when this maintenance can be scheduled, as I would like to see the area cut back and cleaned up in a timely manner. If you need any additional details or would like to meet onsite to review the area, I would be happy to arrange that at your convenience. Thank you very much for your attention to this matter and for your continued work maintaining our community. First image is before when this area was properly maintain an upkeep. Second images is how it currently looks.	ongoing issue
152	2025-10-19	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	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



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
150	2025-09-24 0	Field Manager	Kelly	6411 Foxbury Ridge Ln	Need to know what will be done to this WOODEN AREA located in the back of my home. When I purchased my home in December 2009, there was a POND behind my home. That is one of the reasons I choose to purchase this home. I never would imagine years later my backyard view is a wooden area. What will be done to rectify this problem? There are numerous wildlife in those woods.	On maintenance cycle to have cut back
149	2025-09-18 1	Landscape	Marin	4927 White Sanderling Court	I wanted to address the area behind the West Townhomes. The area separating the townhomes from Asbury is currently in poor condition, with patchy grass and overgrown, disordered bushes that detract from the overall appearance. The bushes are also patchy and make the area untidy in appearance due to the lack of upkeep. I along with my neighbors would be very appreciative of any upkeep or updates you can provide.	Tabled at the last Board meeting
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



Magnolia Park CDD Website Field Service Requests

Entry #	Date Created	To:	Name	Address	Message	Resolution
144	2025-09-10 1	Field Manager	Faville	8941 Turnstone Haven Place	The vegetation growth around the pond behind our house has not been maintained properly. The growth is out of control, No weed whacking has taken place in weeks, and the last time they did weed whack they only did it behind the homes not the complete pond perimeter. If I could send pictures I would but I do not see anywhere on here to do that.	Bush reached out to landscaping to look at the area
143	2025-09-04 1	Aquatics	Upshaw	6321 Magnolia Park Blvd	The rear left corner of pond #9 (Lake Cherrywood) is severely overgrown and the water is completely covered in invasive vegetation. This has been reported several times since June.	Bush reached out to landscaping to look at the area
142	2025-08-13 1	Landscape	Stephenson	8417 Loblolly Pine Ct	Last year the hurricanes knocked over a couple trees that are in the CDD property into my yard. The crew came out and trimmed the trees but left the stumps. They told me they would be back soon to grind the stumps since they didn't have the equipment with them. It has almost been a full year and no stumps have been removed. Grass is growing over them and the they cause water to pool on my property when it rains. When will someone be out to take care of this?	Board is waiting to make decisions on replacing all fallen trees from hurricane. (Tree replacement options presented by ULS at April & May 2025 mtgs)
131	2025-06-09 1	Landscape	Perez	5941 Sweet Birch Dr	Common ground areas behind north side of Sweet Birch Drive, behind houses and around pond, have not been mowed in weeks resulting in oveegrown grass and shrubs around perimeter. Request area be mowed and kept a per rregular schedule.	6/16 - ULS crew serviced

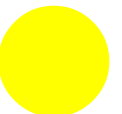


EXHIBIT 8



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FIRST ORDER OF BUSINESS - Roll Call

Present and constituting a quorum were:

Also present were:

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

THIRD ORDER OF BUSINESS – Public Hearings

➤ Open the Public Hearing

➤ Exhibit 1: Presentation of FY 2026-2027 Approved Proposed Budget

There being none, the next item followed.

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing for the Magnolia Park Community Development District.

On a MOTION by Mr. Turner, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08**, Adopting the FY 2026-2027 Budget for the Magnolia Park Community Development District.

C. FY 2026-2027 Assessments Public Hearing

➤ Open the Public Hearing

On a MOTION by Ms. Williams, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Assessments Public Hearing for the Magnolia Park Community Development District.

➤ Public Comments

There being none, the next item followed.

➤ Close the Public Hearing

On a MOTION by Mr. Shannon, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Assessments Public Hearing for the Magnolia Park Community Development District.

D. Exhibit 3: Consideration & Adoption of **Resolution 2026-09**, Annual Assessments

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09**, Adopting Annual Assessments for the Magnolia Park Community Development District.

FOURTH ORDER OF BUSINESS - Office of Elected Supervisors

A. Exhibit 4: Consideration of Appointment to Seat #5 Vacancy on the Board of Supervisors

No action was taken by the Board as the interested individual was not present at the meeting.

B. Exhibit 5: Administration of Oath of Officer

C. Exhibit 6: New Supervisor Information Sheet

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](#)

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

A. Exhibit 7: Aquatic Maintenance Services – *Premier Lakes*

The Board acknowledged issues with the drought, but indicated that overall conditions were improving with aquatic weed control. The Board requested

additional attention to Pond 34, with comments being made suggesting that this pond was having issues filling back up compared to other ponds in the community.

B. Exhibit 8: Landscape Maintenance – *United Land Services*

The Board discussed debris that had been dumped at the Pond 29 bottleneck to prevent foot traffic through the potentially hazardous area, and alternatives to block the area off including bollards and landscaping.

➤ Exhibit 9: Consideration of United Land Services Proposals (if any)

1. #239463 – Replace Sunpatiens with Mixed Color Pentas - \$1,672.84

Mr. Lloveras commented generally in favor of more proposals that provided for species native to Florida being installed, suggesting that these would have a better chance of properly establishing. The Board commented in favor of having Ms. Williams consult with the landscaper on species for future installation proposals.

On a MOTION by Mr. Shannon, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved United Land Services proposal #239463, replacing sunpatiens with mixed color pentas, in the amount of \$1,672.84, for the Magnolia Park Community Development District.

Following the motion, the Board additionally requested for the landscaper to provide a schedule of expected and recommended flower rotation replacements throughout the year.

2. #247661 – Pond 32 Cleanup - \$4,069.77

This item was tabled to the next meeting.

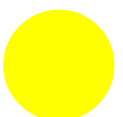
3. #247666 – Pond 20 Cleanup - \$2,500.00

This item was tabled to the next meeting.

The Board commented negatively on the pond cleanup costs each quarter of the Fiscal Year, and requested to review the contract to potentially amend its terms to provide for ongoing maintenance of ponds. Mr. Beckett discussed the process of amending maintenance contracts with the Board. Mr. Dugan advised that the vendor's annual compensation amount was right below the threshold of requiring a competitive RFP, and that if the contract was amended to include additional work for a new total in excess of \$195,000 annually, the CDD may be required to go through the process of bidding out the work.

4. #247673 – August Irrigation Repairs - \$715.00

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board approved United Land Services proposal #247673, approving irrigation repairs from the August inspection, in the amount of \$715.00, for the Magnolia Park Community Development District.



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

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

Mr. Dugan filled in for Ms. Mackie at this meeting, and stated that he had been apprised of the CDD's matters and was available if the Board had any questions. Mr. Shannon noted legislative changes affecting HOAs and asked whether there had been significant changes that would also impact CDDs. Mr. Dugan stated that there was not anything that had occurred over the past month requiring immediate attention, but could provide a summary of the changes from the past legislative session that may affect CDDs for the Board's review. Additional discussion ensued regarding the landscaping maintenance contract, with a suggestion being floated to consolidate services under the same landscaping company used by the HOA. Mr. Dugan advised that the current CDD landscaping vendor's contract had a 30-day notice of termination.

B. District Engineer – *Greg Woodcock, Stantec*

The District Engineer was not present. The Board noted that an audience member had been in attendance for the past few months inquiring for updates from the District Engineer regarding the rip rap.

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

Mr. Bush presented the report, noting that the most recent section of the maintenance request log had been included with his responses. Mr. Bush provided an overview of work done throughout the community, including the bottleneck blockade, replacement of no fishing signs, fence installation and inspections, and treeline conditions that he stated he would need to get with Mr. Fisher to clean up. The Board commented that the trees along Falkenburg and West looked particularly dry and in poor condition.

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

- Exhibit 11: Presentation and Discussion of Magnolia Park CDD Website Maintenance Request Log (*updated as of September 1*)

SEVENTH ORDER OF BUSINESS - Consent Agenda

A. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 19, 2026

On a MOTION by Mr. Shannon, SECONDED by Mr. Lloveras, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on August 19, 2026, for the Magnolia Park Community Development District.

B. Exhibit 13: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

On a MOTION by Ms. Williams, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board accepted the July 2026 unaudited financial statements, for the Magnolia Park Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

There being none, the next item followed.

NINTH ORDER OF BUSINESS - Supervisors' Requests

There being none, the next item followed.

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

An audience member inquired about the factors leading to the increase to the operations & maintenance budget and assessments, and whether there was any one particular item that was the main contributor to the raise. Comments were heard attributing the increase to general inflation and rising costs

An audience member commented on CDD pond activity, asking about some trash being dumped by the pond. The audience member also thanked the Board for moving forward with a fence installation by Sienna Moss Lane. The audience member also asked about updates on the rip rap project, indicating that the discussion had dated back to September 2025 and that they were still waiting on a substantive update from the District Engineer. The Board requested to elevate this to a priority item with the District Manager and Engineer.

ELEVENTH ORDER OF BUSINESS - Next Meeting Quorum Check

The next Magnolia Park Community Development District meeting is scheduled for 5:30 p.m. on October 13, 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.

TWELFTH ORDER OF BUSINESS - Adjournment

On a MOTION by Mr. Turner, SECONDED by Mr. Shannon, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:35 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 October 13, 2026.

□ Barry Jeskewich, Secretary

□ David Turner, Chair

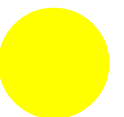
EXHIBIT 9



Magnolia Park Community Development District

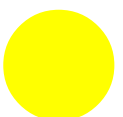
Financial Statements (Unaudited)

*Period Ending
August 31, 2026*



Magnolia Park CDD
Balance Sheet
August 31, 2026

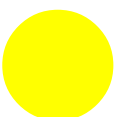
	<u>General Fund</u>	<u>2020 Debt Service Fund</u>	<u>Total</u>
1 Assets:			
2 Operating Account	\$ 1,527,817	\$ -	\$ 1,527,817
3 Trust Accounts:			
4 Reserve Fund	-	7,500	7,500
5 Prepayment Fund	-	-	-
6 Revenue Fund	-	49,589	49,589
7 Sinking Fund	-	-	-
8 Interest Fund	-	-	-
9 Accounts Receivable	-	-	-
10 On Roll Assessments Receivable	-	-	-
11 Undeposited funds	-	1,884	1,884
12 Due From Other Fund	-	-	-
13 Prepaid Items	355	-	355
14 Deposits	1,326	-	1,326
15 Total Assets	<u><u>\$ 1,529,498</u></u>	<u><u>\$ 58,973</u></u>	<u><u>\$ 1,588,471</u></u>
16 Liabilities:			
17 Accounts Payable	\$ 1,130	\$ -	1,130
18 Due to Other Fund	-	-	-
19 Deferred Revenue	-	-	-
20 Total Liabilities	<u><u>1,130</u></u>	<u><u>-</u></u>	<u><u>1,130</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	720,882	58,973	779,855
28 Total Fund Balance	<u><u>1,528,367</u></u>	<u><u>58,973</u></u>	<u><u>1,587,341</u></u>
29 Total Liabilities & Fund Balance	<u><u>\$ 1,529,498</u></u>	<u><u>\$ 58,973</u></u>	<u><u>\$ 1,588,471</u></u>



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

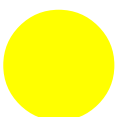
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance +/-</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 585,555	\$ -	\$ 587,560	\$ 2,005	100.34%
3 Interest	-	-	-	-	0.00%
4 Miscellaneous	3,200	-	-	(3,200)	0.00%
5 Total Revenues	\$ 588,755	\$ -	\$ 587,560	\$ (1,195)	99.80%
6 Expenditures:					
7 Administrative	#				
8 Board of Supervisors	\$ 12,000	\$ 800	\$ 7,200	\$ (4,800)	60.00%
9 Payroll Taxes	918	61	551	(367)	60.00%
10 Payroll Services	650	50	500	(150)	76.92%
11 Management Consulting Services	38,582	3,215	35,367	(3,215)	91.67%
12 General Administrative	4,542	379	4,164	(379)	91.67%
13 Miscellaneous & Contingency	2,293	-	1,958	(335)	85.38%
14 Assessment Administration	6,736	561	6,175	(561)	91.67%
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	483	1,109	109	110.91%
19 Engineering Services	12,000	4,170	44,354	32,354	369.61%
20 Legal Services	12,000	-	3,841	(8,159)	32.01%
21 Postage & Freight (Mass Mailing)	1,500	1,931	1,972	472	131.46%
22 Website	2,600	50	554	(2,046)	21.32%
23 Meeting Room	4,428	369	3,698	(730)	83.52%
24 Total Administrative	116,036	12,069	126,877	10,841	109.34%
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	2,975	(270)	91.67%
29 Total Debt Service Administration	8,044	270	7,222	(822)	89.78%
30 Field Operations					
31 Electricity General	3,000	221	2,155	(845)	71.83%
32 Water	180	-	100	(80)	55.56%
33 Streetlights	23,500	1,911	21,156	(2,344)	90.03%
34 Pond Mitigation, Monitoring & Maintenance	1,600	-	1,600	-	100.00%
35 Pond & Lake Maintenance	45,210	4,320	41,991	(3,219)	92.88%
36 Pond & Lake Maintenance - Special Services	14,790	-	1,765	(13,025)	11.93%
37 Irrigation Maintenance	10,000	-	14,618	4,618	1.46
38 Landscape Maintenance	189,480	14,917	164,977	(24,503)	87.07%
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	-	699	(1,016)	40.76%

42	Field Contingency	18,000	6,279	19,873	1,873	110.41%
43	Renewal & Replacement Reserve	134,700	-	83,888	(50,812)	62.28%
44	Total Field Operations	<u>464,675</u>	<u>27,647</u>	<u>376,280</u>	<u>(88,395)</u>	80.98%
45	Total Expenditures	<u>\$ 588,755</u>	<u>\$ 39,987</u>	<u>\$ 510,378</u>	<u>\$ (78,377)</u>	86.69%
46	Other Financing Sources (Uses)					
47	Transfer In			-		
48	Transfer Out			-		
49	Total Other Financing Sources (Uses)			<u>\$ -</u>		
50	Fund Balance - Beginning			1,451,186		
46	Excess of Revenues Over (Under) Expenditures		\$ (39,987)	\$ 77,181		
51	Fund Balance - Ending			<u>\$ 1,528,367</u>		



Magnolia Park
Debt Service Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 to August 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	-	1,555	1,555
4 Total Revenues	<u>\$ 103,720</u>	<u>\$ 105,630</u>	<u>\$ 1,910</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	\$ 2,230	
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>\$ 58,973</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
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
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
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
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: 26-02525H (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
08/03/2026	100381	Alphagraphics Tampa Print	Invoice: 262298 (Reference: Magnolia Park CDD Letters.)			1,930.68	1,573,759.44		
08/04/2026	100382	VESTA DISTRICT SERVICES	Invoice: 433774 (Reference: Monthly contracted management Aug26.)			4,425.42	1,569,334.02		
08/04/2026	100383	Premier Lakes, Inc.	Invoice: 4303 (Reference: Annual Lake Maintenance Aug26.) Invoice: 4376 (Reference: Annual We...			4,320.00	1,565,014.02		
08/05/2026	01ACH080526	Google Services	Monthly services			50.40	1,564,963.62		
08/06/2026	100384	Good Lookin Fence	Invoice: 060626 (Reference: 50% Deposit - Install 220' of 6'H 3 Rail Flat Top.)			4,832.50	1,560,131.12		
08/11/2026	100385	VESTA DISTRICT SERVICES	Invoice: 434136 (Reference: Billable Expenses - July 2026.)			369.00	1,559,762.12		
08/13/2026	100386	United Land Services	Invoice: 220380 (Reference: Job #176263 - Magnolia Park CDD Landscape Maintenance August 2026.)			14,917.00	1,544,845.12		
08/13/2026	100387	Business Observer	Invoice: 26-02835H (Reference: Legal Advertising - Public Hearing to Consider the Adoption of th...			389.38	1,544,455.74		
08/24/2026	1794	US Bank Tax Distribution	Tax Distribution Series 2020			1,884.49	1,542,571.25		
08/25/2026	100388	Business Observer	Invoice: 26-02877H (Reference: Legal Advertising - Notice of Public Hearing to Consider the Adop...			94.06	1,542,477.19		
08/28/2026	01ACH082826	TECO	6510 Falkenburg Rd 07.02.26- 07.31.26			220.79	1,542,256.40		
08/28/2026	100389	Stantec Consulting Services, Inc	Invoice: 2603591 (Reference: 2026 FY General Consulting Services.)			4,169.68	1,538,086.72		
08/28/2026	100390	Good Lookin Fence	Invoice: 080626 (Reference: Balance Due.)			5,517.50	1,532,569.22		
08/28/2026	100391	Alphagraphics Tampa Print	Invoice: 262664 (Reference: Magnolia Park CDD Letters and postage.)			1,930.76	1,530,638.46		
08/28/2026	082826BOS1	DAVID TURNER	BOS MTG 8/19/26			184.70	1,530,453.76		
08/28/2026	082826BOS2	Engage Peo	BOS MTG 8/19/26			172.40	1,530,281.36		
08/28/2026	082826BOS3	Jean Williams	BOS MTG 8/19/26			184.70	1,530,096.66		
08/28/2026	082826BOS4	Rafael A. Lloveras-Mattei	BOS MTG 8/19/26			184.70	1,529,911.96		
08/28/2026	082826BOS5	Robert Shannon	BOS MTG 8/19/26			184.70	1,529,727.26		
08/31/2026	01ACH083126	TECO	Magnolia Park Blvd PH F 07.03.26- 08.03.26			970.46	1,528,756.80		
08/31/2026	02ACH083126	TECO	Faulkenburg/Progress 07.03.26- 08.03.26			940.05	1,527,816.75		
08/31/2026			EOM TOTALS	\$	-	\$	47,873.37	\$	1,527,816.75

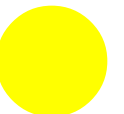
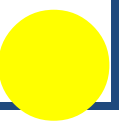


EXHIBIT 10



October 6, 2026

Magnolia Park Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Magnolia Park Community Development District, ("the District") for the fiscal years ended September 30, 2026, 2027 and 2028.

Audit Scope and Objectives

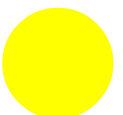
We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.



We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Pursuant to Section 218.39(7), Florida Statutes, we will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and

agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Magnolia Park Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,500 for the year ending 2026, \$3,650 for the year ending 2027 and \$3,800 for the year ending 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Magnolia Park Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Magnolia Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

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

RESPONSE:

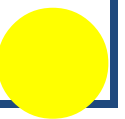
This letter correctly sets forth the understanding of Magnolia Park Community Development District.

Management signature: Barry Jeskewich

Title: District Manager

Date: Oct. 06, '26

EXHIBIT 11



MAGNOLIA PARK AT RIVERVIEW HOA, INC.
6400 International Parkway, Suite 1000
Plano, TX 75093

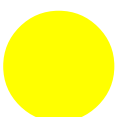
INVOICE NO: 12-25
DATE: 12/31/25
AMOUNT: \$10,504.44
DUE UPON RECEIPT

Bill To:
Magnolia Park CDD
C/O Vesta Property Services
Barry Jeskewic, District Manager
250 International Parkway, #280
Lake Mary, FL 32746

VENDOR INVOICE	TRANSACTION DATE	DESCRIPTION	ACTUAL COST	30% COST SHARE AMOUNT DUE
i5043	1/16/2024	Well #5 - Service Call, Misc. Fittings, Fuel Charge	\$200.00	\$60.00
i5077	1/25/2024	Well #12 - Service Call, Misc. Fittings, Fuel Charge	\$250.00	\$75.00
i5079	1/29/2024	Well #5 - Install 2" SS Check Valve, Misc. Fittings, Fuel Charge	\$725.13	\$217.54
i5296	4/8/2024	Well #9 - Install 5HP Grundfos Deluxe Control Box 230v 1PH, Misc. Fittings, Fuel Charge	\$888.35	\$266.50
i5758	8/16/2024	Well #4 - Install 7.5HR AMC 460v 3PH w/switch, Misc. Fittings	\$1,290.85	\$387.26
i5771	8/22/2024	Well #11 - Install Grundfos 7.5HP VFD, 1PH In/3PH Out 240v, Misc. Fittings	\$6,401.89	\$1,920.57
i6170	12/12/2024	Well #4 - Install 7.5HP Grundfos 460v 3PH Motor, 7.5HP Grundfos 77S75-15-SS Submersible Pump, 10-3 W/G - DJ Submersible Pump Wire w/Ground (Per ft), Misc. CC Fee	\$8,526.76	\$2,558.03
i6231	1/9/2025	Quarterly Maintenance Inspections for Wells #1-12 (1/7/25)	\$918.09	\$275.43
i6529	4/4/2025	Quarterly Maintenance Inspections for Wells #1-12 (4/3/25)	\$918.09	\$275.43
i6678	5/8/2025	Well #4 - Install 7.5HP Grundfos 460v 3 PH Motor, 7.5 HP Grundfos 77S75-15-SS Submersible Pump, 7.5HP AMC 460v 3PH w/switch, 2" Galvanized TNC, 10-3 W/G - DJ Submersible Pump Wire w/ground (per ft)	\$10,501.38	\$3,150.41
i6882	7/3/2025	Well #7 - Install 5HP Grundfos Deluxe Conrtol Box 230v 1PH, Square D - 40/60 HD Pressure Switch, Misc. Fittings	\$1,285.99	\$385.80
i6928	7/16/2025	Quarterly Maintenance Inspections for Wells #1-12 (7/8/25)	\$918.09	\$275.43
i7214	10/20/2025	Quarterly Maintenance Inspections for Wells #1-12 (10/7/25)	\$918.09	\$275.43
i7237	10/24/2025	Well #4 - 2-5 HP Mag Starter 230v/460v 3PH 5.5-12AMP	\$1,272.03	\$381.61
			Sales Tax	\$0.00
			Total Due	\$10,504.44

Make all checks payable to Magnolia Park at Riverview HOA

THANK YOU FOR YOUR BUSINESS!





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #5
8420 Red Spruce Ave
Riverview, FL 33578

Work Order #: 9686

Transaction Date: 1/16/2024

Terms: Net 30

Invoice Due Date: 2/15/2024

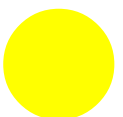
Invoice #: i5043

Item	Description	Quantity	Price	Amount
Service Call	Service Call	1	\$150.00	\$150.00
Misc Fee	Misc Fittings	1	\$25.00	\$25.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

Subtotal: \$200.00

Total: \$200.00

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr.
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #12
5030-5012 Fallen Leaf Dr
Riverview, FL 33578

Work Order #: 9785

Transaction Date: 1/25/2024

Terms: Net 30

Invoice Due Date: 2/24/2024

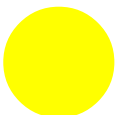
Invoice #: i5077

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
Misc Fee	Misc Fittings to repair water leak	1	\$75.00	\$75.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

Subtotal: \$250.00

Total: \$250.00

Balance Due: \$0.00





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9507 Palm River Road
Tampa, FL 33619

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accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #5
8420 Red Spruce Ave
Riverview, FL 33578

Work Order #: 9790

Transaction Date: 1/29/2024

Terms: Net 30

Invoice Due Date: 2/28/2024

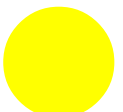
Invoice #: i5079

Item	Description	Quantity	Price	Amount
Installation	Installation	3	\$150.00	\$450.00
2" SS Check Valve	2" SS Check Valve	1	\$150.13	\$150.13
Misc Fee	Misc Fittings	1	\$100.00	\$100.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

Subtotal: \$725.13

Total: \$725.13

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #9
4853 Chatterton Way
Riverview, FL 33578

Work Order #: 10435

Transaction Date: 4/8/2024

Terms: Net 30

Invoice Due Date: 5/8/2024

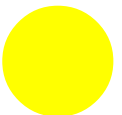
Invoice #: i5296

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$688.35	\$688.35
Misc Fee	Misc Fittings	1	\$25.00	\$25.00
Temporary Fuel Surcharge	Temporary Fuel Surcharge	1	\$25.00	\$25.00

Subtotal: \$888.35

Total: \$888.35

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 11874

Transaction Date: 8/16/2024

Terms: Net 30

Invoice Due Date: 9/15/2024

Invoice #: i5758

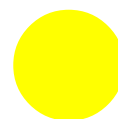
Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
7.5 HP AMC 460v 3PH w/HOA Swtch	7.5 HP AMC 460v 3PH w/HOA Switch	1	\$1,115.85	\$1,115.85
Misc Fee	Misc Fittings	1	\$25.00	\$25.00

Subtotal: \$1,290.85

Total: \$1,290.85

Balance Due: \$0.00

PAID





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #11
9253 Hillcroft Dr
Riverview, FL 33578

Work Order #: 11930

Transaction Date: 8/22/2024

Terms: Net 30

Invoice Due Date: 9/21/2024

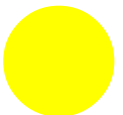
Invoice #: i5771

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$150.00	\$150.00
CUE 7.5 HP 1PH 240v 30.8A	Grundfos Smartflo 7.5HP VFD, 1PH In / 3PH Out 240v (30.8A)	1	\$6,201.89	\$6,201.89
Misc Fee	Misc Fittings	1	\$50.00	\$50.00

Subtotal: \$6,401.89

Total: \$6,401.89

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 13088

Transaction Date: 12/12/2024

Terms: Net 30

Invoice Due Date: 1/11/2025

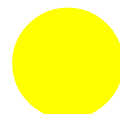
Invoice #: i6170

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$600.00	\$600.00
7.5 HP 460v 3PH Motor	7.5 HP Grundfos 460v 3PH Motor	1	\$2,786.22	\$2,786.22
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$4,754.56	\$4,754.56
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	84	\$3.59	\$301.56
Misc Fee	CC Fee	1	\$84.42	\$84.42

Subtotal: \$8,526.76

Total: \$8,526.76

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 13306

Transaction Date: 1/9/2025

Terms: Net 30

Invoice Due Date: 2/8/2025

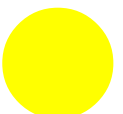
Invoice #: i6231

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 1.7.2025	1	\$900.00	\$900.00
Misc Fee	CC Fee	1	\$18.09	\$18.09

Subtotal: \$918.09

Total: \$918.09

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 14199

Transaction Date: 4/4/2025

Terms: Net 30

Invoice Due Date: 5/4/2025

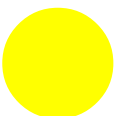
Invoice #: i6529

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 4.3.2025	1	\$900.00	\$900.00
Misc Fee	CC Fee	1	\$18.09	\$18.09

Subtotal: \$918.09

Total: \$918.09

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O Castle Group
6311 Atrium Dr. #209
Lakewood Ranch, FL 34202

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 14588

Transaction Date: 5/8/2025

Terms: Net 30

Invoice Due Date: 6/7/2025

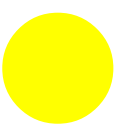
Invoice #: i6678

Item	Description	Quantity	Price	Amount
Pump Install Fee	Pump Installation Fee	1	\$600.00	\$600.00
7.5 HP 460v 3PH Motor	7.5 HP Grundfos 460v 3PH Motor	1	\$2,786.22	\$2,786.22
7.5 HP 77S75-15-SS	7.5 HP Grundfos 77S75-15-SS Submersible Pump	1	\$4,897.44	\$4,897.44
7.5 HP AMC 460v 3PH w/HOA Swtch	7.5 HP AMC 460v 3PH w/HOA Switch	1	\$1,115.85	\$1,115.85
2 Galv Drop Pipe	2" - Galvanized TNC	84	\$8.63	\$724.92
10-3 DJ Wire	10-3 W/G - DJ Submersible Pump Wire W/ Ground (Per Ft)	105	\$3.59	\$376.95

Subtotal: \$10,501.38

Total: \$10,501.38

Balance Due: \$0.00





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9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #7
behind 9010 Aspen Hollow Pl.
Riverview, FL 33578

Work Order #: 15279

Transaction Date: 7/3/2025

Terms: Net 30

Invoice Due Date: 8/2/2025

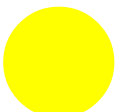
Invoice #: i6882

Item	Description	Quantity	Price	Amount
Installation	Installation	2	\$150.00	\$300.00
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$736.49	\$736.49
Square D - 40/60 HD Pr Switch	Square D - 40/60 HD Pressure Switch	1	\$149.50	\$149.50
Misc Fee	Misc Fittings	1	\$100.00	\$100.00

Subtotal: \$1,285.99

Total: \$1,285.99

Balance Due: \$0.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 15387

Transaction Date: 7/16/2025

Terms: Net 30

Invoice Due Date: 8/15/2025

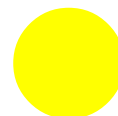
Invoice #: i6928

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 7/8/2025	1	\$900.00	\$900.00

Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00





Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 16322

Transaction Date: 10/20/2025

Terms: Net 30

Invoice Due Date: 11/19/2025

Invoice #: i7214

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 10/7/2025	1	\$900.00	\$900.00

Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 16363

Transaction Date: 10/24/2025

Terms: Net 30

Invoice Due Date: 11/23/2025

Invoice #: i7237

Item	Description	Quantity	Price	Amount
2-5 HP Mag Starter	2-5 HP Mag Starter 230v/460v 3PH 5.5-12AMP	1	\$1,107.03	\$1,107.03
Technician Hourly Service Rate	Technician Hourly Service Rate	1	\$165.00	\$165.00

Subtotal: \$1,272.03

Total: \$1,272.03

Balance Due: \$1,272.03

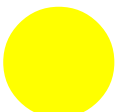


EXHIBIT 12



MAGNOLIA PARK AT RIVERVIEW HOA, INC.
6400 International Parkway, Suite 1000
Plano, TX 75093

INVOICE NO: 09-26
DATE: 9/28/26
AMOUNT: \$1136.05
DUE UPON RECEIPT

Bill To:
Magnolia Park CDD
C/O Vesta Property Services
Barry Jeskewic, District Manager
250 International Parkway, #280
Lake Mary, FL 32746

VENDOR INVOICE	TRANSACTION DATE	DESCRIPTION	ACTUAL COST	30% COST SHARE AMOUNT DUE
i8092	7/8/2026	Quarterly Maintenance Inspections for Wells #1-12	\$750.00	\$225.00
i7731	4/3/2026	Quarterly Maintenance Inspections for Wells #1-12	\$750.00	\$225.00
i7735	4/6/2026	Well # 1, 2 new pressure guages	\$191.22	\$57.37
i7732	4/6/2026	Well #5 - Install 5HP Grundfos Deluxe Control Box 230v 1PH, Misc. Fittings, Fuel Charge	\$929.00	\$278.70
i8295	9/10/2026	Well #4 - Install 7.5HR Magnetic starter, Misc. Fittings	\$1,166.60	\$349.98
			Sales Tax	\$0.00
			Total Due	\$1,136.05

Make all checks payable to Magnolia Park at Riverview HOA

THANK YOU FOR YOUR BUSINESS!



Accurate Drilling Solutions
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Tampa, FL 33610

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accurate4.com

Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 19203

Transaction Date: 7/8/2026

Terms: Net 30

Invoice Due Date: 8/7/2026

Invoice #: i8092

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 7/8/2026	1	\$900.00	\$900.00

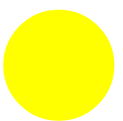
Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00



1-2 wells
\$750





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Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Work Order #: 18027

Transaction Date: 4/3/2026

Terms: Net 30

Invoice Due Date: 5/3/2026

Invoice #: i7731

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Maintenance Inspections for Magnolia Park Wells #1-12, completed on 4/3/2026	1	\$900.00	\$900.00

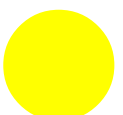
Subtotal: \$900.00

Total: \$900.00

Balance Due: \$900.00

A large, handwritten checkmark in black ink.

1-2 wells
\$750





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Tampa, FL 33619

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Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #1
near 5790 Magnolia Park Blvd.
Riverview, FL 33578

Work Order #: 18032

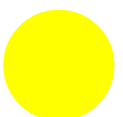
Transaction Date: 4/6/2026

Terms: Net 30

Invoice Due Date: 5/6/2026

Invoice #: i7735

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$165.00	\$165.00
Press Gauge 0-100 PSI	Press Gauge 0-100 PSI	1	\$13.11	\$13.11
Press Gauge 0 - 160 PSI	Pressure Gauge 0 - 160 PSI	1	\$13.11	\$13.11
Subtotal:				\$191.22
Total:				\$191.22
Balance Due:				\$191.22





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Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #5
8420 Red Spruce Ave
Riverview, FL 33578

Work Order #: 18028

Transaction Date: 4/6/2026

Terms: Net 30

Invoice Due Date: 5/6/2026

Invoice #: i7732

Item	Description	Quantity	Price	Amount
5 HP Deluxe 230v 1PH	5 HP Grundfos Deluxe Control Box 230v 1PH	1	\$714.00	\$714.00
Misc Fee	Misc Fittings	1	\$50.00	\$50.00
Technician Hourly Service Rate	Technician Hourly Service Rate	1	\$165.00	\$165.00

Subtotal: \$929.00

Total: \$929.00

Balance Due: \$929.00



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Bill to
Magnolia Park HOA
C/O GrandManors
P.O. Box 803555
Dallas, TX 75380-3555

Ship to
Magnolia Park Well #4
6510 S Falkenburg Rd
Riverview, FL 33578

Work Order #: 19851

Transaction Date: 9/10/2026

Terms: Net 30

Invoice Due Date: 10/10/2026

Invoice #: i8295

Item	Description	Quantity	Price	Amount
Siemens 7.5-10HP 3PH MagStarter	Siemens 7.5 - 10HP 3PH Magnetic Starter\CR40	1	\$901.60	\$901.60
Technician Hourly Service Rate	Technician Hourly Service Rate	1	\$165.00	\$165.00
Misc Fee	Misc Fittings	1	\$100.00	\$100.00
Subtotal:				\$1,166.60
Total:				\$1,166.60
Balance Due:				\$1,166.60

