DPFG
Management & Consulting, LLC
15310 Amberly Drive Suite 175
Tampa, Fl. 33647
813-374-9105

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

Agenda Package

Board of Supervisor Regular Meeting

Date & Time:
Tuesday
March 5, 2019
5:30 p.m.

Location:
The Regent
Hillsborough Community College
6437 Watson Road
Riverview, FL 33578

Note: The Advanced Meeting 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 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

Board of Supervisors
Magnolia Park Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Magnolia Park CDD is scheduled for **Tuesday, March 5, 2019** at **5:30 p.m.** at The Regent at Hillsborough Community College, 6437 Watson Road, Riverview, FL 33578

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Patricia Comings-Thibault

Patricia Comings -Thibault District Manager

District: **MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, March 05, 2019
Time: 5:30 P.M.
Location: The Regent at Hillsborough Community College
6437 Watson Road
Riverview, FL 33578

Dial –in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Audience Comments – *(limited to 3 minutes per individual)*

III. Vendor Reports

A. Aquatic Systems Waterway Inspection Report — Exhibit 1

B. DPFG Field Operations Report — Exhibit 2

IV. Administrative Items

A. Approval of the Minutes of the February 12, 2019 Meeting — Exhibit 3

B. Approval of the January 2019 Unaudited Financial Report & Construction Schedule — Exhibit 4

C. Approval of the January 2019 Operations & Maintenance Expenditures — Exhibit 5

V. Business Items

A. Discussion of First Amendment to Master Irrigation Equipment Cost — Exhibit 6

V. **Business Items (Continued)**

B. Hillsborough Community College Facilities Use Agreement Exhibit 7

VI. Staff Reports

A. District Manager –

B. District Attorney

C. District Engineer

VII. Supervisors Requests

VIII. Adjournment

EXHIBIT 1

Aquatic Systems
LAKE & WETLAND SERVICES

Magnolia Park CDD
Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 2/22/2019

Prepared for:

Ms. Patricia Comings–Thibault, MACC, DM

DPFG

1060 Maitland Center Commons, Suite #340

Maitland, Florida 32751

Prepared by:

Peter Simoes, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 11

Comments: Site looks good

Pond #11 was identified with a thin band of algae, which will be targeted during our upcoming scheduled visits. Algae is expected to clear within 10-14 days following algaecide application. ASI strongly recommends a living shoreline to reduce algae and improve aesthetics. A planting proposal will be generated for the boards consideration.

Site: 12

Comments: Site looks good

Overall, Pond #12 looked good. The minor submersed vegetation which consisted primarily of Naiad and Hydrilla will continue to be monitored and re-treated as necessary.

Site: 13

Comments: Site looks good

No issues were observed during inspection of Pond #13.

Site: 20

Comments: Treatment in progress

Positive treatment results following this month's floating weed application performed on 2/05 were noted during today's inspection of Pond #20. The Duckweed will continue to be monitored and re-treated as necessary. Similarly to Pond #11, a living shoreline would greatly benefit the water quality and aesthetics of the pond. A planting proposal will be generated for the boards consideration.

Site: 21

Comments: Requires attention

Above average growth of filamentous algae was identified within Pond #21, which will be treated during our upcoming scheduled treatment dates. The native Gulf Spikerush present along the perimeter will be promoted to occupy the shallow shelf along the western section (right). ASI recommends planting the shelf once the grasses have been controlled.

Site: 22

Comments: Site looks good

Pond #22 continues to look good following our scheduled application dates.

Site: 23

Comments: Site looks good

Pond #23 looked good during today's visit. Algae is expected within shallow water and will continue to be treated during our routine applications. The native Gulf Spikerush was also observed to be in good condition. A supplemental planting is recommended to fill in the shallow areas currently developing algae.

Site: 30

Comments: Site looks good

Although turbid, Pond #30 looked good. The low water clarity is likely to improve once nearby construction has concluded and the sediment within the water column has settled to the pond floor.

Site: 31

Comments: Site looks good

Minor new growth of Torpedograss and Pennywort were present along the perimeter of Pond #31, both of which will be treated during our scheduled application dates. Positive results may be expected within 14-21 days following herbicide application.

Site: 34

Comments: Site looks good

Pond #34 continues to improve following our scheduled application dates. The Cattails previously identified within the open water and the submersed Hydrilla have been substantially reduced following several applications. The remaining algae resulting in the light green tint will continue to be treated during our scheduled maintenance visits.

Management Summary

The waterway inspected report for Magnolia Park CDD was performed on February 22nd, 2019 for Ponds #11-13, #20-23, #30, #31 and #34.

Positive application results were visible within Pond #20 following this month's floating weed treatment performed on 2/05. The decaying Duckweed is expected to naturally clear in the near future. ASI will continue to monitor for floating weeds and re-treat as necessary.

The Cattails and submersed Hydrilla populations within Pond #34 have been reduced significantly following several months of treatment. The light green tint observed during today's visit is likely due to increased planktonic algal development from increased nutrient levels within the water column. ASI will continue to treat the algae during our routine visits and allow the native Gulf SPikerush within the northern section of the pond develop to uptake the nutrients previously bound within the treated vegetation. ASI may recommend an Alum application should algae persist following upcoming algaecide treatments.

NOTE: Native vegetation provide many benefits to Florida ponds, such as improved soil stability, improved nutrient uptake and improved aesthetics as these develop in the same areas favourable to nuisance species. A planting proposal was signed by the board during Decembers meeting and the planting will take place in the Spring for Pond #19 (due to erosion concerns), and Ponds #3, #10 and #16 due to minor invasive growth along their respective perimeters. The native plant material may appear stressed immediately following planting and are expected to rebound shortly after.

Due to recurring algae, ASI recommends planting the perimeter of Ponds #11, #20, #21 and #23. A proposal will be generated for the boards consideration.

The shorelines of the Magnolia Park CDD ponds continue to look good following our scheduled visits. Only Pond #31 was noted with minor new growth of Torpedograss and Pennywort, which is scheduled to be treated during our routine visits. Positive results may be expected within 14-21 days following herbicide application.

Lastly, minor algae was present along the perimeter of Pond #11 and within Pond #23 due to the shallow nature of the sites, both of which will be treated during our routine visits. Above average growth of algae was noted within Pond #21, most of which was located within the unplanted area of the shelf.

Recommendations/Action Items

- Routine Maintenance.

- Continue to monitor all ponds for Algal growth and target on contact.

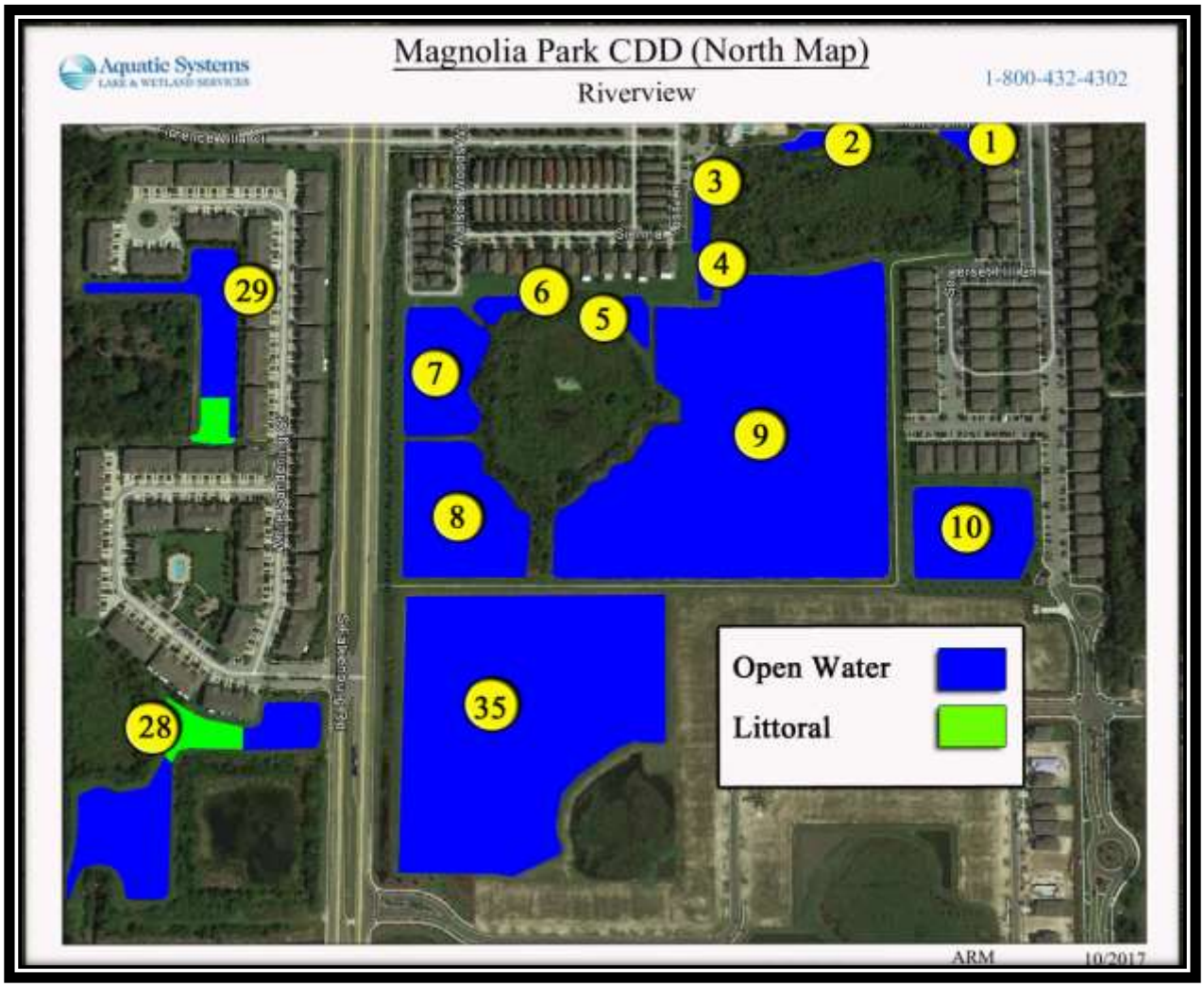
- Treat minor algae within PondS #11 and #23.

- Continue to treat all sites for invasive vegetation during our routine visits.

- Continue to promote native vegetation throughout the community.

NOTE: ASI recommends planting Ponds #11, #20, #21 and #23. A proposal will be generated for the boards consideration.

THANK YOU FOR CHOOSING ASI!


Aquatic Systems
LAKE & WETLAND SERVICES
Magnolia Park CDD (North Map)
Riverview
1-800-432-4302
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3
4
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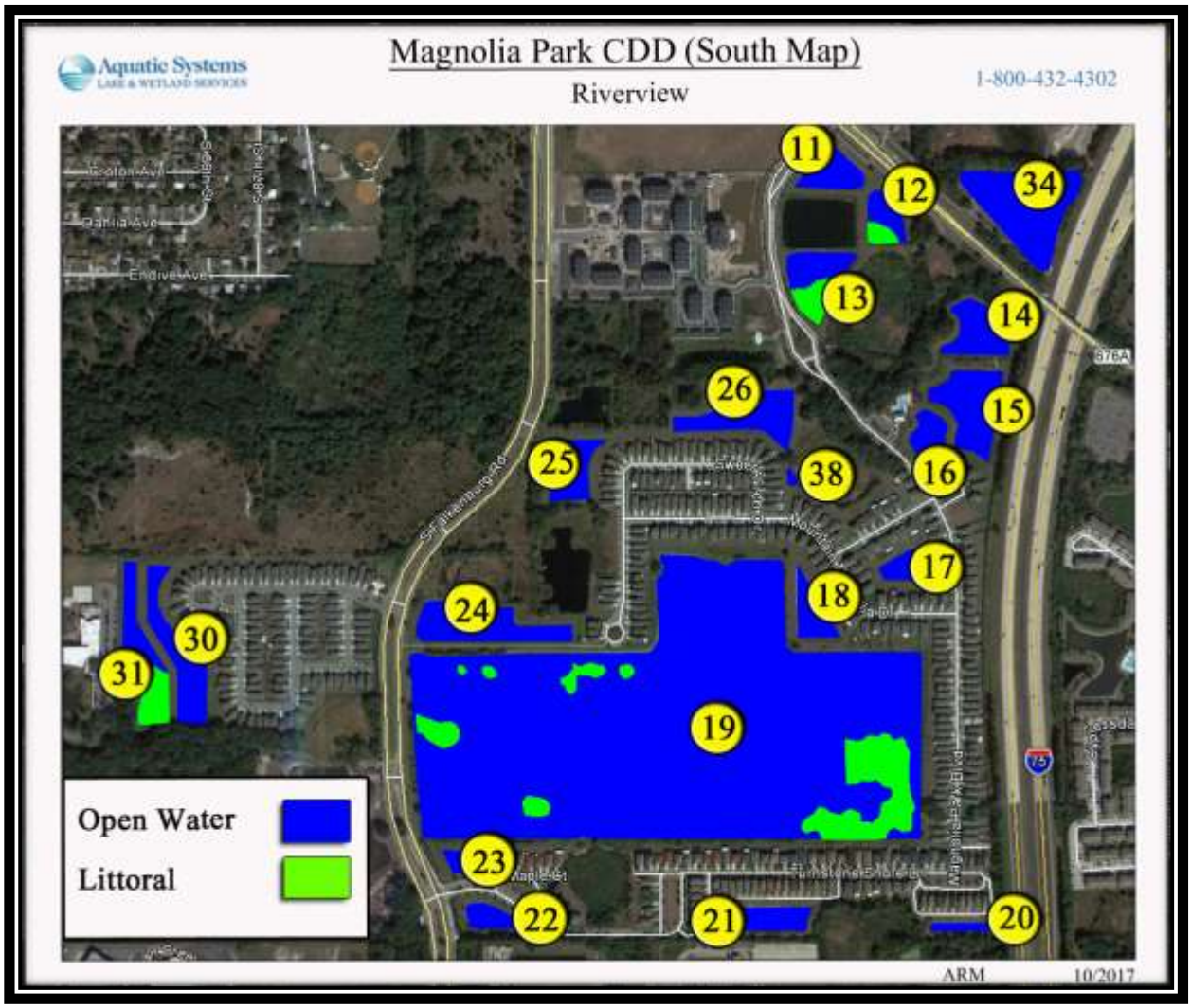
7
8
9
10
29
28
35
Open Water
Littoral
ARM
10/2017


Aquatic Systems
LAKE & WETLAND SERVICES
Magnolia Park CDD (South Map)
Riverview
1-800-432-4302
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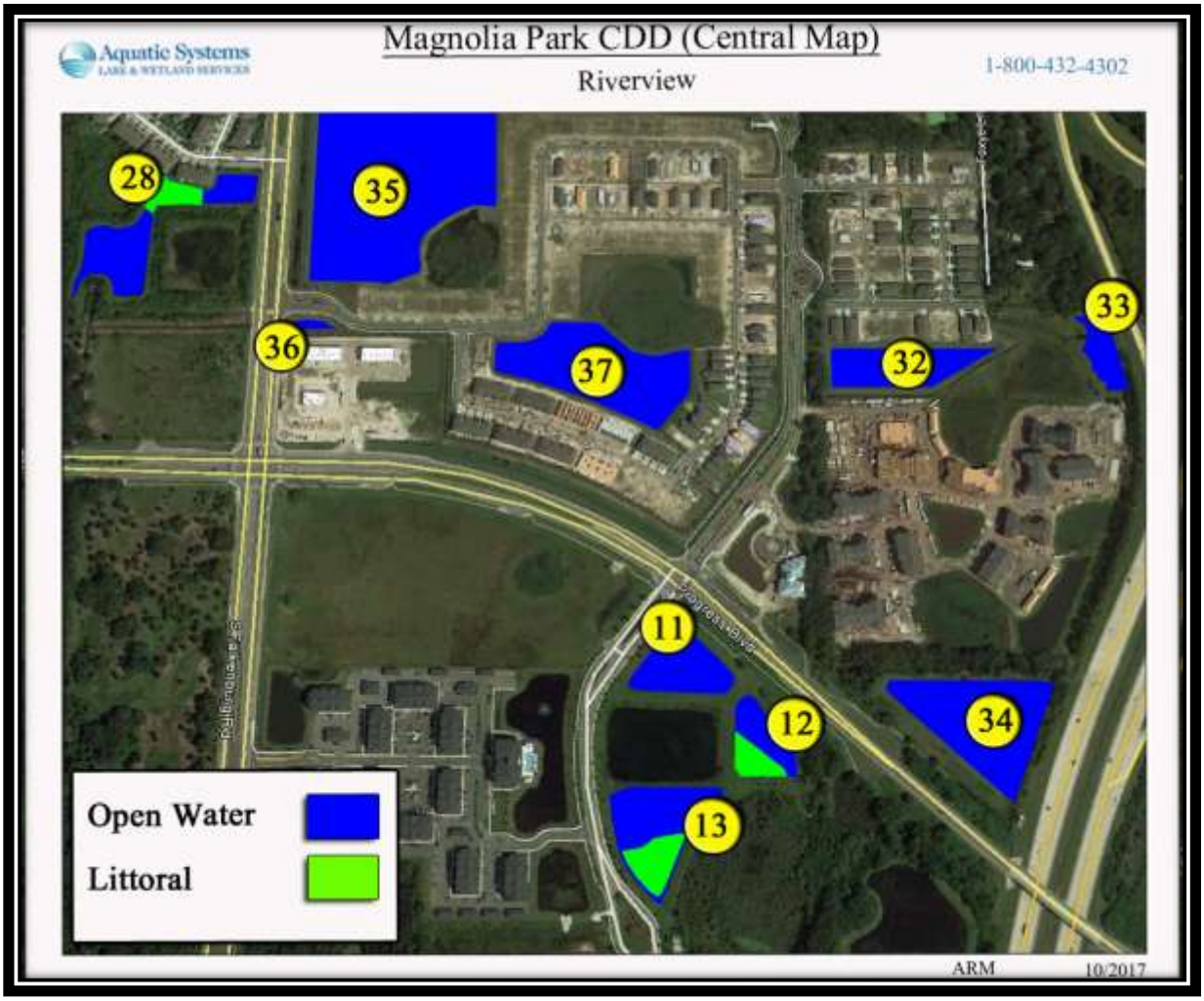
Open Water
Littoral
ARM
10/2017


Aquatic Systems
LAKE & WETLAND SERVICES
Magnolia Park CDD (Central Map)
Riverview
1-800-432-4302
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Open Water
Littoral
ARM
10/2017

EXHIBIT 2

MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 2019
BOARD REVIEW

SUMMARY

- Inspection Date: 26 February 2019
- The Following Areas Showed a Very Slight Decline This Month
  - Cleanliness
  - Weed Control In Turf Areas And Bed Areas
- The following areas Showed Improvement
  - Irrigation Management
  - Deadheading And Pruning
- Suggest Replacement Of Mulched Areas and Jasmine Plantings With Sod At Entrances Would Improve Community Appearance

SUMMARY

- Mowing Of Drainage Trench Is Slowly Taking Place As Turf Continues to Dry Out
- Mowing Is Even And Without Duff
- Good Irrigation Management Is In Place
- Pressure Washing And Removal Of Iron Staining on Poles and At Village Entrance Monuments should be considered

PLANTED AREAS

VILLAGE ENTRANCES

VILLAGE ENTRANCES

Entrances Show Much Improved Appearance

MAINTENANCE ITEMS

Pruning of Juniper Needs to be Improved

MAINTENANCE ITEMS

Suggest Iron Stained Poles Be Cleaned

MAGNOLIA PARK - GRADE SHEET

FEBRUARY 2019

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	JANUARY	DECEMBER	NOVEMBER	Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	5	5	5	5	
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	14.5	14.5	14.5	15	
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	5	5	5	5	
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10	9	9.5	9	9	
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9	9	9	9	
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	4	4	4	4	
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	9	9.5	9.5	9.5	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9.5	9.5	9.5	9.5	
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	10	10	10	10	
CLEANLINESS (debris free, leaf litter, landscape debris)	10	8.5	9	9	9	
MULCHING (distributed appropriately, bare areas, recommended is 3")	5	5	5	5	5	
WATER/IRRIGATION MANAGEMENT	15	15	14.5	14.5	14.5	
ENTRANCE DETAIL	10	10	10	10	10	
PRIOR MAINTENACE ITEMS ADDRESSED	5	5	5	5	5	
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10	9.5	9.5	9.5	9.5	Loss of color due to heavy rains
INSECT/DISEASE CONTROL	10	9.5	9.5	9.5	9	
DEADHEADING/PRUNING	10	9.5	9	9	8.5	
MAXIMUM VALUE	155	147	147.5	147	146.5	
		95%	95%	95%	95%	

DATE OF INSPECTION: 26 February 2019

CONTRACTOR SIGNATURE: _____
Scott Crow for Yellowstone Landscaping

INSPECTOR SIGNATURE: _____
R.J. Lotito for DPFG Field Services, Inc.

(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)

EXHIBIT 3

MINUTES OF MEETING
MAGNOLIA PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Magnolia Park Community Development District was held on Tuesday, February 12, 2019 at 5:30 p.m. at The Regent at Hillsborough Community College – Room #103, 6437 Watson Road, Riverview, Florida 33578.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Mac McDowell	Board Supervisor, Assistant Secretary
Dave Turner *(joined in progress)*	Board Supervisor, Vice Chairman
Denise Kiminki	Board Supervisor, Assistant Secretary
Jean Williams	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager, DPFG Management & Consulting LLC
Tucker Mackie *(via phone)*	District Counsel, Hopping Green & Sams
Peter Simoes	Aquatic Systems, Inc. Lake & Wetland Services
Scott Crow	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 12, 2019 Magnolia Park CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to three (3) minutes per individual)*

As everyone present is associated with the Board, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. **Exhibit 1:** Aquatic Systems Waterway Inspection Report

Mr. Simoes reviewed the items of the Aquatic Systems Waterway Inspection Report and reported that of the ten (10) inspections from December, three (3) ponds had algae problems and one (1) pond had recurrent growth; both were treated accordingly. He brought to the Board's attention that approximately one-third (1/3) of erosion was discovered in the southern section and asked if there is a plan to fix the erosion along with the rest of the southern section of 19. He also noted that Aquatic Systems cannot proceed with planting if there is still work to be done. Discussion ensued.

B. **Exhibit 2:** DPFG Field Operations Report

Mr. Crow reviewed the items of the DPFG Field Operations Report and reported that the annual rotation is scheduled for January 16, 2019. He commented that the begonias are doing very well and he brought to the Board's attention that red dianthus are being planted in the middle of the Dusty Miller border in lieu of the red snapdragons because none of their suppliers have the quantities available for a community of this size. He also informed the Board about the southwest county work on the wells. Discussion ensued.

FOURTH ORDER OF BUSINESS – Administrative Items

A. **Exhibit 3:** Approval of the Minutes of the **January 11, 2019** Meeting

On a MOTION by Mr. McDowell, SECONDED by Ms. Kiminki, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on **January 11, 2019** for the Magnolia Park Community Development District.

B. **Exhibit 4:** Approval of the **December 2018** Unaudited Financial Report

On a MOTION by Mr. McDowell, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the **December 2018** Unaudited Financial Report for the Magnolia Park Community Development District.

C. **Exhibit 5:** Approval of the **December 2018** Operations & Maintenance Expenditures

On a MOTION by Mr. McDowell, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the **December 2018** Operations & Maintenance Expenditures for the Magnolia Park Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

A. Discussion of Well Maintenance Agreement with the HOA & Consideration of Accurate Drilling Solutions Proposals - $3,084.19

- Magnolia Park HOA Well #2 Repair part 2 - $769.86
- Magnolia Park HOA Well #3 Repair part 3 - $795.86
- Magnolia Park HOA Well #7 Repair part 4 - $1,518.46

On a MOTION by Mr. McDowell, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board approved the payments for the well repairs for the Magnolia Park Community Development District.

B. **Exhibit 7:** Consideration of Proposal – Ecological Consultants – Remedial Maintenance & Monitoring

On a MOTION by Mr. McDowell, SECONDED by Mr. Turner, WITH ALL IN FAVOR, the Board approved the proposal for Ecological Consultants for the Magnolia Park Community Development District.

C. **Exhibit 8:** Pond Erosion Project Update

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Manager – Lake U Project Status

There being none, next item followed.

B. District Attorney

There being none, next item followed.

C. District Engineer

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Comings-Thibault asked for final questions, comments, or corrections before adjourning the meeting. There being no new additional items, and upon a motion duly made, seconded and unanimously carried, Ms. Comings-Thibault declared the meeting adjourned.

On a MOTION by Mr. McDowell, SECONDED by Ms. Williams, WITH ALL IN FAVOR, the Board adjourned the meeting for the 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 _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

EXHIBIT 4

Magnolia Park
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019

Magnolia Park CDD
Balance Sheet
January 31, 2019

	General Fund	Debt Service	Capital Projects	Total
ASSETS:				
CASH	$ 654,780	$ -	$ -	$ 654,780
INVESTMENT FUNDS:				
RESERVE FUND	-	109,606	-	109,606
PREPAYMENT FUND	-	20,749	-	20,749
REVENUE FUND	-	134,471	-	134,471
9/30/2018	-	-	7,868	7,868
ACCOUNTS RECEIVABLE	1,679	-	-	1,679
ASSESSMENTS RECEIVABLE - ON ROLL	12,705	2,953	-	15,658
DUE FROM OTHER FUNDS	-	2,281	-	2,281
PREPAID ITEMS	-	-	-	-
UTILITY DEPOSIT (TECO)	1,326	-	-	1,326
TOTAL ASSETS	**$ 670,490**	**$ 270,060**	**$ 7,868**	**$ 948,418**
LIABILITIES:				
ACCTS PAYABLE	$ 1,581	$ -	$ -	$ 1,581
ACCRUED EXPENSES	-			-
DUE TO OTHER FUNDS	2,281	-	-	2,281
DEFERRED REVENUE (ON ROLL)	12,705	2,953	-	15,658
FUND BALANCE:				
NONSPENDABLE:				
PREPAID AND DEPOSITS	1,326	-	-	1,326
INTERFUND LOAN	-	-	-	-
RESTRICTED FOR:				
DEBT SERVICE	-	267,107	-	267,107
CAPITAL PROJECTS	-	-	7,868	7,868
ASSIGNED:				
2 MONTH OPERATING	45,280	-	-	45,280
FY 2018 RENEWAL & RESERVE	133,845	-	-	133,845
FY 2019 RENEWAL & RESERVE	-	-	-	-
UNASSIGNED:	473,472	-	-	473,472
TOTAL LIABILITIES & FUND BALANCE	**$ 670,490**	**$ 270,060**	**$ 7,868**	**$ 948,418**

Magnolia Park CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2018 through January 31, 2019

	Budget	Budget Year-To-Date	Actual Year-To-Date	Variance Favorable (Unfavorable)
REVENUES				
ASSESSMENT ON-ROLL (Net)	$ 596,894	$ 417,826	$ 584,247	$ 166,421
ASSESSMENT ON-ROLL Excess Fees	-	-	-	-
ASSESSMENT OFF-ROLL (Pulte)	-	-	-	-
INTEREST REVENUE	-	-	40	40
MISCELLANEOUS REVENUE	3,200	1,067	1,124	57
TOTAL REVENUES	**600,094**	**418,892**	**585,411**	**166,519**
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS	12,000	4,000	2,400	1,600
PAYROLL TAXES	918	306	184	122
PAYROLL SERVICES	710	237	370	(133)
MANAGEMENT CONSULTING SERVICES	38,000	12,667	12,664	3
BOUNDARY AMENDMENT	-	-	-	-
GENERAL ADMINISTRATIVE	4,000	1,333	1,332	1
MISCELLANEOUS (i.e., Bank fees)	300	100	127	(27)
COUNTY ASSESSMENT COLLECTION FEES	-	-	-	-
ASSESSMENT ADMINISTRATION	6,700	6,700	6,700	-
INSURANCE (Liability, Property & Casuality)	8,342	8,342	7,163	1,179
AUDITING	3,200	-	-	-
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,000	333	334	(1)
ENGINEERING SERVICES	4,500	1,500	800	700
LEGAL SERVICES	18,000	6,000	1,793	4,207
WEBSITE	980	327	440	(113)
POSTAGE & FREIGHT (Mass mailing)	-	-	-	-
MEETING ROOM	900	300	150	150
TOTAL ADMINISTRATIVE	**99,725**	**42,320**	**34,632**	**7,687**
DEBT SERVICE ADMINISTRATION:				
TRUSTEE FEES	3,408	3,408	3,408	-
ARBITRAGE	650	650	500	150
TRUST FUND ACCOUNTING	2,904	968	968	-
TOTAL DEBT SERVICE ADMIN.	**6,962**	**5,026**	**4,876**	**150**
FIELD OPERATIONS:				
ELECTRICITY (15 Streetlights & Pump)	1,500	500	501	(1)
WATER	180	60	-	60
STREETLIGHTS	15,600	5,200	4,133	1,067
POND MITIGATION MONITORING & MAINTENANCE	3,350	1,117	1,228	(111)
POND & LAKE MAINTENANCE	42,020	14,007	12,896	1,111
POND & LAKE MAINTENANCE - SPECIAL SERVICES	18,680	9,000	9,000	-
IRRIGATION MAINTENANCE	5,000	1,667	1,711	(44)
LANDSCAPE MAINTENANCE	171,668	57,223	57,224	(1)
LANDSCAPE REPLENISHMENT (R&R)	10,000	3,333	5,497	(2,164)
LANDSCAPE EXTRAS	2,275	758	-	758
POND EROSION PROJECT	19,150	-	-	-
TREE TRIMMING	1,715	-	-	-
FIELD CONTINGENCY	5,000	1,667	1,786	(119)
RENEWAL & REPLACEMENT RESERVE	136,933	-	-	-
INCREASE IN FUND BALANCE FOR 2 MO OPERATING RESERVE	60,337	-	-	-
TOTAL FIELD OPERATIONS	**493,408**	**94,531**	**93,976**	**555**
TOTAL EXPENDITURES	**600,095**	**141,877**	**133,484**	**8,392**
EXCESS OF REVENUE OVER (UNDER) EXPEND.	**-**	**277,020**	**451,927**	**174,911**
FUND BALANCE - BEGINNING	169,067	169,067	201,995	201,995
INCREASE IN FUND BALANCE FOR RESERVES	197,270	-	-	-
FUND BALANCE - ENDING	**$ 366,337**	**$ 446,087**	**$ 653,922**	**$ 376,906**

Magnolia Park CDD
2007 DEBT SERVICE
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2018 through January 31, 2019

	Budget	Budget Year-To-Date	Actual Year-To-Date	Variance Favorable (Unfavorable)
REVENUE				
ASSESSMENT ON-ROLL - SERIES A	$ 148,699	$ 99,926	$ 135,780 (a)	$ 35,854
ASSESSMENT ON-ROLL - EXCESS FESS	-	-	-	-
INTEREST REVENUE	-	-	895	895
MISCELLANEOUS REVENUE	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
DISCOUNT (ASSESSMENTS)	(2,974)	-	-	-
TOTAL REVENUE	**145,725**	**99,926**	**136,675**	**36,749**
EXPENDITURES				
INTEREST EXPENSE - SERIES 2007 (NOV 2018)	-	-	46,125	(46,125)
INTEREST EXPENSE - SERIES 2007 (MAY & NOV 2019)	91,020	-	-	-
PRINCIPAL - SERIES 2007	40,000	-	-	-
INCREASE IN FUND BALANCE	8,757	-	-	-
COUNTY-ASSESSMENT COLLECTION FEES	2,974	-	-	-
TOTAL EXPENDITURES	**142,751**	**-**	**46,125**	**(46,125)**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**2,974**	**99,926**	**90,550**	**(9,376)**
OTHER FINANCING SOURCES (USES)				
TRANSFER-IN	-	-	-	-
TRANSFER-OUT	-	-	(646)	(646)
TOTAL OTHER FINANCING SOURCES (USES)	**-**	**-**	**(646)**	**(646)**
NET CHANGE IN FUND BALANCE	**2,974**	**99,926**	**89,904**	**(10,022)**
FUND BALANCE - BEGINNING	**-**	**-**	**177,202**	**177,202**
LESS FUND BALANCE FORWARD	**-**	-	-	**-**
FUND BALANCE - ENDING	**$ 2,974**	**$ 99,926**	**$ 267,106**	**$ 167,180**

a)Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net

Magnolia Park CDD

Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period from October 1, 2018 through January 31, 2019

	Actual Year-To-Date
REVENUE	
DEVELOPER	$ -
INTEREST REVENUE	42
MISCELLANEOUS REVENUE	-
TOTAL REVENUE	**42**
EXPENDITURES	
CONSTRUCTION IN PROGRESS	-
OTHER	-
TOTAL EXPENDITURES	**-**
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	**42**
OTHER FINANCING SOURCES (USES)	
TRANSFER-IN	646
TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	**646**
NET CHANGE IN FUND BALANCE	**688**
FUND BALANCE - BEGINNING	7,180
FUND BALANCE - ENDING	**$ 7,868**

Magnolia Park
Community Development District
Bank Reconciliation -General Fund
January 31, 2019

		Bank United
Balance Per Bank Statement	$	670,274.73
Less: Outstanding Checks		(15,494.29)
Adjusted Bank Balance	**$**	**654,780.44**
Beginning Bank Balance Per Books	$	682,036.52
Cash Receipts & credits		12,238.94
Cash Disbursements & bank debits		(39,495.02)
Balance Per Books	**$**	**654,780.44**

MAGNOLIA PARK CDD

CHECK REGISTER

FY 2019

DATE	CK NO.	PAYEE	TRANSACTION	BU DEPOSITS	BU PAYMENTS	BU BALANCE
		TOTAL CASH BALANCE				**244,269.61**
10/01/2018	1374	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - October		3,741.00	240,528.61
10/01/2018	1379	AQUATIC SYSTEMS, INC	Mitigation Qtr 3rd, Lake & Pond Maint - October		3,838.00	236,690.61
10/01/2018	1380	DPFG MANAGEMENT & CONSULTING, LLC	Special Assessment FY 2019		6,700.00	229,990.61
10/01/2018	1381	ECOLOGICAL CONSULTANTS, INC	10th Semi Annual Monitoring - M301 & Maint Qtr 1		2,150.00	227,840.61
10/01/2018	1382	TAMPA BAY TIMES	Legal Ad		410.00	227,430.61
10/01/2018	1386	EGIS INSURANCE & RISK ADVISORS	Insurance - FY 2019		7,163.00	220,267.61
10/01/2018	1387	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2019		175.00	220,092.61
10/09/2018	1375	AQUATIC SYSTEMS, INC	Lake & Pond Maint - September		3,224.00	216,868.61
10/09/2018	1376	HOPPING GREEN & SAMS, P.A.	Legal Svs Thru 7/31/18		1,161.00	215,707.61
10/09/2018	1377	VENTURESIN.COM, INC.	Web Site Hosting - Sep-Oct		160.00	215,547.61
10/09/2018	1378	YELLOWSTONE LANDSCAPE	Landscape Maint - September, Conservation Cutback, Tree Cutbacks		18,556.00	196,991.61
10/09/2018	ACH10092018	Google Services	Google Services - per Oct Bk Stmt		30.00	196,961.61
10/12/2018	ACH10122018	Deluxe Business Produces	Checks		127.43	196,834.18
10/18/2018	1383	AQUATIC SYSTEMS, INC	Alum Treatment during Sept - site 19		9,000.00	187,834.18
10/18/2018	1384	TAMPA ELECTRIC	9/5-10/3 - Utilities		1,437.02	186,397.16
10/18/2018	1385	YELLOWSTONE LANDSCAPE	Conservation Cutback		6,911.84	179,485.32
10/19/2018	1389	Cardno, Inc.	Mitigation Maint - Sept.		115.00	179,370.32
10/19/2018	1390	GNP SERVICES, CPA, CORP	Arbitrage		500.00	178,870.32
10/23/2018		Hillsborough Tax Collector	FY 2018 Excess Fees	3,716.58		182,586.90
		TOTAL CASH BALANCE		**3,716.58**	**65,399.29**	**182,586.90**
11/01/2018	1388	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - November		3,741.00	179,608.90
11/01/2018	ACH110118	PAYCHEX P/R	P/R Fees		10.00	179,598.90
11/05/2018		Hillsborough Tax Collector	tax collections	2,393.02		181,991.92
11/09/2018	ACH11090201	Google Services	Google Services - per Nov Bk Stmt		30.00	181,961.92
11/15/2018			Sept/Oct Lake,pond maint	562.00		182,523.92
11/16/2018		Hillsborough Tax Collector	11/1-11/11 - Tax Collection	15,460.62		197,984.54
11/23/2018	1391	AQUATIC SYSTEMS, INC	Lake & Pond Maint - November		3,224.00	194,760.54
11/23/2018	1392	HOPPING GREEN & SAMS, P.A.	Legal Svs - September		582.50	194,178.04
11/23/2018	1393	SCAROLA ASSOCIATES ENGINEERING DESI	Engineering Svcs		1,000.00	193,178.04
11/23/2018	1394	US BANK	Trustee Fees - 10/1/18-9/30/19		3,407.59	189,770.45
11/23/2018	1395	YELLOWSTONE LANDSCAPE	Landscape Maint - November		14,306.00	175,464.45
11/27/2018	ACH112718	TAMPA ELECTRIC	10/4-10/31 - 6510 Falkenburg Rd		164.18	175,300.27
11/27/2018	ACH112818.1	TAMPA ELECTRIC	10/4-10/31 - Streetlights		629.88	174,670.39
11/28/2018	ACH112818	TAMPA ELECTRIC	10/4-10/31 - Streetlights		702.37	173,968.02
11/28/2018			Tax Distribution	14,898.05		188,866.07
11/30/2018	3064DD	DENISE KIMINKI	BOS Mtg - 11/14/18		184.70	188,681.37
11/30/2018	3065	Mac McDowell	BOS Mtg - 11/14/18		184.70	188,496.67
11/30/2018	3066	Matthew J. Zurcher	BOS Mtg - 11/14/18		184.70	188,311.97
11/30/2018	ACH113018	PAYCHEX P/R	BOS Mtg - 11/14/18		91.80	188,220.17
11/30/2018	ACH113018.	PAYCHEX P/R	P/R Fees		58.21	188,161.96
11/30/2018	1396	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		4,211.60	183,950.36
		TOTAL CASH BALANCE		**33,313.69**	**32,713.23**	**183,950.36**
12/04/2018	1397	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - December		3,741.00	180,209.36
12/06/2018	ACH12062018	Google Services	Google Services - per Dec Bk Stmt		30.00	180,179.36
12/07/2018		Hillsborough Tax Collector	Tax Distribution	668,879.82		849,059.18
12/12/2018	1399	YELLOWSTONE LANDSCAPE	Install plants, mulch, Sod, Irrigation Conversion		24,419.19	824,639.99
12/13/2018	1400	HCC @ THE REGENT	Meeting Room - 11/13 & 12/11/18		150.00	824,489.99
12/14/2018		Hillsborough Tax Collector	Tax Distribution	6,157.09		830,647.08
12/17/2018	ACH121718	PAYCHEX P/R	P/R Fees		81.29	830,565.79
12/19/2018	1401	AQUATIC SYSTEMS, INC	Alum Treatment (2) Site 19		9,000.00	821,565.79
12/19/2018	1402	HOPPING GREEN & SAMS, P.A.	Legal Svs - Aug & October		1,406.13	820,159.66
12/21/2018	3069DD	DAVID TURNER	BOS Mtg - 12/11/18		184.70	819,974.96
12/21/2018	3067DD	DENISE KIMINKI	BOS Mtg - 12/11/18		184.70	819,790.26
12/21/2018	3068	Mac McDowell	BOS Mtg - 12/11/18		184.70	819,605.56
12/21/2018	3070	Matthew J. Zurcher	BOS Mtg - 12/11/18		184.70	819,420.86
12/21/2018	ACH122118	PAYCHEX P/R	BOS Mtg - 12/11/18		122.40	819,298.46
12/26/2018	1403	AQUATIC SYSTEMS, INC	Lake & Pond Maint - December		3,224.00	816,074.46
12/27/2018	ACH122718.1	TAMPA ELECTRIC	11/1-12/3 - 6510 Falkenburg Rd		190.52	815,883.94
12/27/2018	1404	Raymond Lotito	Reimbursement		4.45	815,879.49
12/27/2018	1407	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		129,050.72	686,828.77
12/28/2018	1406	DPFG MANAGEMENT & CONSULTING, LLC	CDD Mgmt - January		3,741.00	683,087.77
12/28/2018	ACH122818.1	TAMPA ELECTRIC	11/2-12/3 - Streetlights		629.88	682,457.89
12/28/2018	ACH122818.2	TAMPA ELECTRIC	11/2-12/3 - Streetlights		702.37	681,755.52
12/28/2018		584 - Magnolia Park at Riverview	Invoice 417715 Lake/pond maint	281.00		682,036.52
		TOTAL CASH BALANCE		**675,317.91**	**177,231.75**	**682,036.52**
01/04/2019	1408	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Sites 39 & 40 Add on - March, Phosphorus Jar Test		763.00	681,273.52
01/07/2019		Hillsborough Tax Collector	Tax Distribution	12,094.66		693,368.18
01/07/2019	ACH0172019	Google Services	Google Services - per Jan Bk Stmt		30.00	693,338.18
01/08/2019	1409	VENTURESIN.COM, INC.	Web Site Hosting - Nov-Jan		240.00	693,098.18
01/09/2019	1410	AQUATIC SYSTEMS, INC	Mitigation Qtr 4th, Lake & Pond Maint - January		3,838.00	689,260.18
01/10/2019	1411	FASTSIGNS	Sign/Post/Installation		1,781.20	687,478.98
01/14/2019	ACH011419	PAYCHEX P/R	P/R Fees		220.03	687,258.95
01/16/2019	1412	HOPPING GREEN & SAMS, P.A.	Legal Svs - November		320.00	686,938.95
01/16/2019	1413	YELLOWSTONE LANDSCAPE	Landscape Maint - January 2019		14,306.00	672,632.95
01/17/2019		Hillsborough Tax Collector	Tax Dist Bank Interest	144.28		672,777.23
01/18/2019	ACH011819	PAYCHEX P/R	BOS Mtg - 1/8/19		153.00	672,624.23
01/18/2019	3073	DAVID TURNER	BOS Mtg - 1/8/19		184.70	672,439.53
01/18/2019	3071	DENISE KIMINKI	BOS Mtg - 1/8/19		184.70	672,254.83
01/18/2019	3074	Jean Williams	BOS Mtg - 1/8/19		184.70	672,070.13
01/18/2019	3072	Mac McDowell	BOS Mtg - 1/8/19		184.70	671,885.43
01/18/2019	3075	Jean Williams	BOS Mtg - 12/13/18		184.70	671,700.73
01/30/2019	ACH013019.1	TAMPA ELECTRIC	12/4-1/3/19 - Streetlights		587.58	671,113.15
01/30/2019	ACH013019.2	TAMPA ELECTRIC	12/4-1/3 - 6510 Falkenburg Rd		130.98	670,982.17
01/30/2019	ACH013019.3	TAMPA ELECTRIC	12/4-1/3/19 - Streetlights		707.44	670,274.73
01/31/2019	1415	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		1,188.29	669,086.44
01/31/2019	1416	YELLOWSTONE LANDSCAPE	Landscape Maint - December		14,306.00	654,780.44
		TOTAL CASH BALANCE		**12,238.94**	**39,495.02**	**654,780.44**

MAGNOLIA COMMUNITY DEVELOPMENT DISTRICT

Contract Schedule AS OF 1/31/2019
Special Assessment Revenue Bonds, Series 2007 A&B
Overview of Construction & Acquisition Draws

A. CONSTRUCTION AND ACQUISITION FUND BALANCE

SUMMARY	AMOUNT
Opening Balance of Construction & Acquisition Acct.	$ 21,238,417
Interest Earned	445,553
Transfers	50,345
Less: Total Requisitions	(26,711,191)
Developer Funding	4,984,742
Total Available Balance as 1/31/2019	**$ 7,868**
BALANCE PER TRUSTEE as of 1/31/2019	**$ 7,868**

B. DRAWS/REQUISITIONS SUMMARY (BY PROJECT)

PROJECT	TOTAL DISTRICT COST ALLOCATION		TOTAL DEVELOPER COST ALLOCATION (FUNDING)		REQUISITIONS	DEVELOPER FUNDING "NOT" COLLECTED
A. PROGRESS BLVD PROJECT (PHASE 2)	33.13%	$ 1,186,092	66.87%	$ 2,353,466	$ 3,539,558	$ -
B. MAGNOLIA PARK BLVD - PROJECT	100.00%	760,485	0.00%		760,485	
C. SOUTHEAST PARCEL F (PHILLIPS)			100.00%	-	-	-
D. POND NW & SE (SE CORNER OF MAG PK BLVD-PROGRESS)	61.23%	27,756	38.77%	17,326	45,082	-
E. POND S & WETLAND T			100.00%	34,370	34,370	-
F. LIFT STATION #3 (E OF MAG PK BLVD AT ARCHIE CREEK)	71.75%	152,296	28.25%	59,116	211,412	-
G. SANITARY SEWER ON MAG PK BLVD.	71.75%	63,111	28.25%	24,573	87,684	-
H. SOUTHEAST MITIGATION AREA A1-1 & A1-2	100.00%	29,032			29,032	
I. FLOODPLAIN COMPENSATION AREA # 1 (SE CORNER I-75 & PROGRESS)	39.66%	33,903	60.34%	50,852	84,755	-
J. SE OFFSITE WATER MAIN EXTENTION	100.00%	119,166			119,166	
K. PHASE 3 - OFF-SITE IMPROVEMENTS -US 301 - DESIGN	33.13%	1,033,642	66.87%	1,796,430	2,830,073	-
L. PHASE 4 - OFF-SITE IMPROVEMENTS	33.13%	352,217	66.87%	648,609	1,000,826	-
M. NE & SE WATER & SEWER INFRASTRUCTURE ACQUISITION	100.00%	707,938	0.00%	-	707,938	-
N. C1 & C2 SEWER ACQUISITION	100.00%	977,717	0.00%	-	977,717	-
O. SW G Stormwater Acquisition	100.00%	584,803	0.00%	-	584,803	-
P. NE F Improvements & Work Acquisition	100.00%	1,821,068	0.00%	-	1,821,068	-
SUBTOTAL		**$ 7,849,226**		**$ 4,984,742**	**$ 12,833,968**	**$ -**
		CONSTRUCTION		_DISTRICT OWNED ASSETS	10,101,106	
		CONSTRUCTION		_DISTRICT OWNED LAND	3,665,356	
		CONSTRUCTION		_DEVELOPER OWNED ASSETS *	110,761	
TOTAL REQUISITIONS					**$ 26,711,191**	

EXHIBIT 5

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

250 International Pkwy. Suite 280, Lake Mary, FL 32746

OPERATION & MAINTENANCE EXPENDITURES

Dear Board of Supervisors:

Please see attached the Magnolia Park Check Register reflecting all operation and maintenance expenditures paid from:

January 1, 2019 – January 31, 2019

Please note that this does not include expenditures previously approved by the Board.

The total amount for items being presented is: **$39,495.02.**

Thank you!

MAGNOLIA PARK CDD

CHECK REGISTER

FY 2019

DATE	CK NO.	PAYEE	TRANSACTION	BU DEPOSITS	BU PAYMENTS	BU BALANCE
01/04/2019	1408	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Sites 39 & 40 Add on - March, Phosphorus Jar Test		763.00	681,273.52
01/07/2019		Hillsborough Tax Collector	Tax Distribution	12,094.66		693,368.18
01/07/2019	ACH0172019	Google Services	Google Services - per Jan Bk Stmt		30.00	693,338.18
01/08/2019	1409	VENTURESIN.COM, INC.	Web Site Hosting - Nov-Jan		240.00	693,098.18
01/09/2019	1410	AQUATIC SYSTEMS, INC	Mitigation Qtr 4th, Lake & Pond Maint - January		3,838.00	689,260.18
01/10/2019	1411	FASTSIGNS	Sign/Post/Installation		1,781.20	687,478.98
01/14/2019	ACH011419	PAYCHEX P/R	P/R Fees		220.03	687,258.95
01/16/2019	1412	HOPPING GREEN & SAMS, P.A.	Legal Svs - November		320.00	686,938.95
01/16/2019	1413	YELLOWSTONE LANDSCAPE	Landscape Maint - January 2019		14,306.00	672,632.95
01/17/2019		Hillsborough Tax Collector	Tax Dist Bank Interest	144.28		672,777.23
01/18/2019	ACH011819	PAYCHEX P/R	BOS Mtg - 1/8/19		153.00	672,624.23
01/18/2019	3073	DAVID TURNER	BOS Mtg - 1/8/19		184.70	672,439.53
01/18/2019	3071	DENISE KIMINKI	BOS Mtg - 1/8/19		184.70	672,254.83
01/18/2019	3074	Jean Williams	BOS Mtg - 1/8/19		184.70	672,070.13
01/18/2019	3072	Mac McDowell	BOS Mtg - 1/8/19		184.70	671,885.43
01/18/2019	3075	Jean Williams	BOS Mtg - 12/13/18		184.70	671,700.73
01/30/2019	ACH013019.1	TAMPA ELECTRIC	12/4-1/3/19 - Streetlights		587.58	671,113.15
01/30/2019	ACH013019.2	TAMPA ELECTRIC	12/4-1/3 - 6510 Falkenburg Rd		130.98	670,982.17
01/30/2019	ACH013019.3	TAMPA ELECTRIC	12/4-1/3/19 - Streetlights		707.44	670,274.73
01/31/2019	1415	MAGNOLIA PARK CDD	Tax Collection Distribution c/o US Bank		1,188.29	669,086.44
01/31/2019	1416	YELLOWSTONE LANDSCAPE	Landscape Maint - December		14,306.00	654,780.44
		TOTAL CASH BALANCE		**12,238.94**	**39,495.02**	**654,780.44**

Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 3/27/2018
INVOICE NUMBER: 0000404604
CUSTOMER NUMBER: 0047090
PO NUMBER:
PAYMENT TERMS: Net 30

Magnolia Park CDD
C/O DPFG
250 International Pkwy #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Sites 39 & 40 - March Add On		69.00	69.00

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$69.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	3/27/2018
INVOICE NUMBER:	0000404604
CUSTOMER NUMBER:	0047090
TOTAL AMOUNT DUE:	$69.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 4/12/2018
INVOICE NUMBER: 0000407587
CUSTOMER NUMBER: 0055890
PO NUMBER:
PAYMENT TERMS: Net 30

Magnolia Park CDD-MISC
C/O DPFG
250 International Pkwy #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Phosphorus Jar Test and Clarity Data - Site 19		694.00	694.00

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$694.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	4/12/2018
INVOICE NUMBER:	0000407587
CUSTOMER NUMBER:	0055890
TOTAL AMOUNT DUE:	$694.00

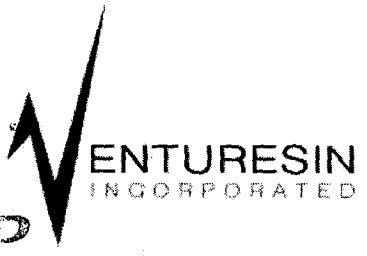
Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

VenturesIn.com, Inc.

9560 West Linebaugh Avenue
Tampa, FL 33626



Invoice

Date	Invoice #
11/1/2018	44125

ENTERED
JAN 09 2019
BY:

Bill To:

Magnolia Park CDD
C/O DPFG
250 International Parkway
Suite 280

For additional information, or for questions about your bill, call (813) 999-4477, or email information@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
11/1/2018		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00

Subtotal	$80.00
Sales Tax (0.0%)	$0.00
Total	$80.00
Payments/Credits	$0.00
Balance Due	**$80.00**

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

VenturesIn.com, Inc.

9560 West Linebaugh Avenue
Tampa, FL 33626

Invoice

Date	Invoice #
12/1/2018	44190

ENTERED
JAN 09 2019
BY:

Bill To:

Magnolia Park CDD
C/O DPFG
250 International Parkway
Suite 280
Lake Mary, FL 32746

For additional information, or for questions about your bill, call (813) 999-4477, or email information@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
12/1/2018		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00

Subtotal	$80.00
Sales Tax (0.0%)	$0.00
Total	$80.00
Payments/Credits	$0.00
Balance Due	**$80.00**

Payment Instructions

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Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

VenturesIn.com, Inc.

9560 West Linebaugh Avenue
Tampa, FL 33626

Invoice

Date	Invoice #
1/1/2019	44247

ENTERED
JAN 09 2019
BY:

Bill To:

Magnolia Park CDD
C/O DPFG
250 International Parkway
Suite 280
Lake Mary, FL 32746

For additional information, or for questions about your bill, call (813) 999-4477, or email information@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
1/1/2019		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00

Subtotal	$80.00
Sales Tax (0.0%)	$0.00
Total	$80.00
Payments/Credits	$0.00
Balance Due	**$80.00**

Payment Instructions

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Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

Aquatic Systems, Inc.

LAKE & WETLAND • MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 1/1/2019
INVOICE NUMBER: 0000431592
CUSTOMER NUMBER: 0072590
PO NUMBER:
PAYMENT TERMS: Net 30

Magnolia Park CDD-MT
C/O DPFG
250 International Pkwy #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Mitigation Services - January		614.00	614.00

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$614.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	1/1/2019
INVOICE NUMBER:	0000431592
CUSTOMER NUMBER:	0072590
TOTAL AMOUNT DUE:	$614.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	1/1/2019
INVOICE NUMBER:	0000432448
CUSTOMER NUMBER:	0047090
PO NUMBER:	
PAYMENT TERMS:	Net 30

Magnolia Park CDD
C/O DPFG
250 International Pkwy #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - January Pond #29 #105.00		2,161.00	2,161.00

Parcel 1) 39% HOA = $58.00 per month
Parcel 2) 100% HOA = $78.00 per month
Parcel 4) 100% HOA = $80.00 per month
Parcel 9) 60% HOA = $65.00 per month

Total HOA breakdown per month is
$281.00 per month

SALES TAX: (0.0%)

LESS PAYMENT:

TOTAL DUE:

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	1/1/2019
INVOICE NUMBER:	0000432448
CUSTOMER NUMBER:	0047090
TOTAL AMOUNT DUE:	

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE:	1/1/2019
INVOICE NUMBER:	0000432448
CUSTOMER NUMBER:	0047090
PO NUMBER:	
PAYMENT TERMS:	Net 30

Magnolia Park CDD
C/O DPFG
250 International Pkwy #280
Lake Mary, FL 32746

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Monthly Lake and Wetland Services - Parcel 1) 39% HOA = $58.00 per month Parcel 2) 100% HOA = $78.00 per month Parcel 4) 100% HOA = $80.00 per month Parcel 9) 60% HOA = $65.00 per month Sites 30 & 31 = $232.00 per Month Sites 32-34 = $238.00 per Month Sites 35-37 = $243.00 per Month Sites 39 & 40 = $69.00 per Month		1,063.00	1,063.00

SALES TAX: (0.0%)	$0.00
LESS PAYMENT:	$0.00
TOTAL DUE:	$3,224.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

☐ Address Changes (Note on Back of this Slip)
Please include contact name and phone number

DATE:	1/1/2019
INVOICE NUMBER:	0000432448
CUSTOMER NUMBER:	0047090
TOTAL AMOUNT DUE:	$3,224.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!

FASTSIGNS
More than fast. More than signs.

19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
(813) 575-3838

More than fast. More than signs. ®
fastsigns.com/2160

ENTERED
DEC 28 2018
BY:

INVOICE
2160-1744

Completed Date: 12/5/2018
Payment Terms: Net 30
Payment Due Date: 1/4/2019

Created Date: 11/14/2018

DESCRIPTION: 12 Aluminum Signs with Posts and Installation

Bill To: Magnolia Park CDD in Care of DPFG
15310 Amberly Drive
STE 175
Tampa, FL 33647
US

Pickup At: FASTSIGNS
19651 Bruce B Downs Blvd
Ste C1
Tampa, FL 33647
US

Ordered By: Raymond Lotito
Email: Raymond.lotito@dpfg.com
Cell Phone: (813) 220-6089
Tax ID: 85-8013859817C-9

Salesperson: Brian Levinson
Email: brian.levinson@fastsigns.com

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Aluminum .080 24x36**	12	$59.6333	$0.00	$715.60
1.1	Aluminum .080 24x36 -				
1.2	Vinyl - Calendered (Overlay) -				
1.3	Laminate - 3 mil UV Gloss -				
2	**8 Ft Galvanized U-Channel Posts**	12	$38.80	$0.00	$465.60
2.1	8ft U-Channel Post -				
3	**Installation**	1	$600.00	$0.00	$600.00
3.1	Installation - One Professional -				

Subtotal:	$1,781.20
Taxable Amount:	$0.00
Taxes:	$0.00
Grand Total:	$1,781.20
Amount Paid:	$0.00
BALANCE DUE:	$1,781.20

Generated On: 12/5/2018 4:47 PM

ENTERED
JAN 16 2019
BY:

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

December 10, 2018

Magnolia Park CDD
250 International Parkway, Suite 280
Lake Mary, FL 32746

Bill Number 104647
Billed through 11/30/2018

General Counsel
MPCDD 00001 TFM

FOR PROFESSIONAL SERVICES RENDERED

11/08/18	DGW	Draft and disseminate resolution declaring board vacancy.	0.40 hrs
11/13/18	TFM	Prepare for and attend board meeting by phone; follow-up from meeting.	1.20 hrs
		Total fees for this matter	$320.00

MATTER SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	$50.00
Mackie, A.Tucker Frazee	1.20 hrs	225 /hr	$270.00
TOTAL FEES			$320.00
TOTAL CHARGES FOR THIS MATTER			**$320.00**

BILLING SUMMARY

Wilbourn, David - Paralegal	0.40 hrs	125 /hr	$50.00
Mackie, A.Tucker Frazee	1.20 hrs	225 /hr	$270.00
TOTAL FEES			$320.00
TOTAL CHARGES FOR THIS BILL			**$320.00**

Please include the bill number on your check.

YELLOWSTONE LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000244855
Invoice Date: January 1, 2019

Account: 11805
PO Number:

Bill To:
Magnolia Park CDD
C/O DPFG
250 International Parkway
Suite 280
Lake Mary, FL 32746

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141162.104
Property Name: Magnolia Park CDD
Terms: NET 30

Invoice Due Date: January 31, 2019
Invoice Amount: $14,306.00
Month of Service: January 2019

Description	Amount
Monthly Landscape Maintenance	7,424.00
Amendment #1	4,183.75
Amendment #2	2,698.25

Invoice Total **14,306.00**

Should you have any questions or inquiries please call (386) 437-6211.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ENTERED
JAN 16 2019
BY:

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 01/09/2019
Account: 211002870973

MAGNOLIA PARK CDD
FAULKENBURG/PROGRESS
TAMPA, FL 33619-0000

Current month's charges:	$622.98
Total amount due:	$587.58
Payment Due By:	01/30/2019

Your Account Summary

Previous Amount Due:	$629.88
Payment(s) Received Since Last Statement	-$629.88
Miscellaneous Credits	-$35.40
Credit balance after payments and credits	-$35.40
Current Month's Charges	**$622.98**
Total Amount Due	**$587.58**

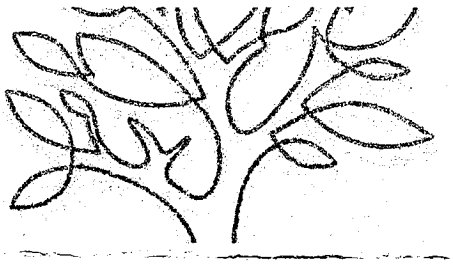
DO NOT PAY. Your account will be drafted on 01/30/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00006912-0014526-Page 1 of 4

Report a streetlight

It's easy to request a streetlight or area light repair at
tampaelectric.com/reportlight.



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211002870973

Current month's charges:	$622.98
Total amount due:	$587.58
Payment Due By:	01/30/2019
Amount Enclosed	**$**

630395425438 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/30/2019

00006912 01 AB 0.40 32746 FTECO101091923205110 00000 05 00000000 009 07 34845 002

MAGNOLIA PARK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

630395425438 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/30/2019

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211002870973**
Statement Date: 01/09/2019
Current month's charges due **01/30/2019**

00006912-0014527-Page 3 of 4

Details of Charges – Service from 12/04/2018 to 01/03/2019

Service for: FAULKENBURG/PROGRESS, TAMPA, FL 33619-0000 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1465 kWh @ $0.02930/kWh	$42.92	
Fixture & Maintenance Charge	15 Fixtures	$179.73	
Lighting Pole / Wire	15 Poles	$358.80	
Lighting Fuel Charge	1465 kWh @ $0.02691/kWh	$39.42	
Florida Gross Receipt Tax		$2.11	
Lighting Charges			**$622.98**
Total Current Month's Charges			**$622.98**

Miscellaneous Credits

Interest for Cash Security Deposit - Electric		-$35.40
Total Current Month's Credits		**-$35.40**

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission(FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

ENTERED
JAN 16 2019
BY:

MAGNOLIA PARK CDD
MAGNOLIA PARK COM DEV
6510 FALKENBURG RD, S
RIVERVIEW, FL 33578-0000

Statement Date: 01/08/2019
Account: 211002870734

Current month's charges:	$135.63
Total amount due:	$130.98
Payment Due By:	01/29/2019

00004638-0009426-Page 1 of 4

Your Account Summary

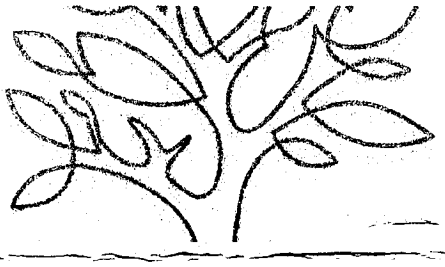
Previous Amount Due	$190.52
Payment(s) Received Since Last Statement	-$190.52
Miscellaneous Credits	-$4.65
Credit balance after payments and credits	-$4.65
Current Month's Charges	$135.63
Total Amount Due	**$130.98**

DO NOT PAY - Your account will be drafted on 01/29/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Report a streetlight

It's easy to request a streetlight or area light repair at
tampaelectric.com/reportlight.



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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

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TAMPA ELECTRIC
AN EMERA COMPANY

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See reverse side for more information

Account: 211002870734

Current month's charges:	$135.63
Total amount due:	$130.98
Payment Due By:	01/29/2019
Amount Enclosed:	$

625457166238 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/29/2019

00004638 01 AB 0.40 32746 FTECO1010819231410l0 00000 05 00000000 004 07 32118 002

MAGNOLIA PARK CDD
MAGNOLIA PARK COM DEV
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

625457166238 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/29/2019

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **211002870734**
Statement Date: 01/08/2019
Current month's charges due **01/29/2019**

Details of Charges – Service from 12/04/2018 to 01/03/2019

Service for: 6510 FALKENBURG RD, S, RIVERVIEW, FL 33578-0000 **Rate Schedule: General Service - Non Demand**

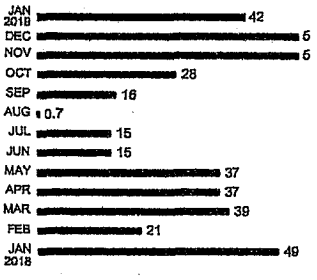
Meter Location: Pmp

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
C06323	01/03/2019	13,742	12,435	1,307 kWh	1	31 Days

Basic Service Charge		$18.14	
Energy Charge	1,307 kWh @ $0.06011/kWh	$78.56	
Fuel Charge	1,307 kWh @ $0.02719/kWh	$35.54	
Florida Gross Receipt Tax		$3.39	
Electric Service Cost			$135.63
Total Current Month's Charges			**$135.63**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-$4.65
Total Current Month's Credits	**-$4.65**

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Important information about your deposit interest

Per the Florida Public Service Commission(FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

00004636-0009427-Page 3 of 4

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

ENTERED
JAN 16 2019
BY:

MAGNOLIA PARK CDD
MAGNOLIA PARK BLVD PH F
RIVERVIEW, FL 33578

Statement Date: 01/09/2019
Account: 221001726449

Current month's charges:	$707.44
Total amount due:	$707.44
Payment Due By:	01/30/2019

Your Account Summary

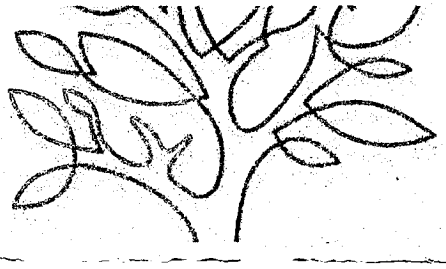
Previous Amount Due	$702.37
Payment(s) Received Since Last Statement	-$702.37
Current Month's Charges	$707.44
Total Amount Due	**$707.44**

DO NOT PAY. Your account will be drafted on 01/30/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Report a streetlight

It's easy to request a streetlight or area light repair at
tampaelectric.com/reportlight.



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Learn more and sign up > ***tecosupport.com/paperlessbilling***

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 221001726449

Current month's charges:	$707.44
Total amount due:	$707.44
Payment Due By:	01/30/2019
Amount Enclosed	$

624222603951 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/30/2019

00006913 01 AB 0.40 32746 FTECO101091923205110 00000 05 00000000 009 07 34846 002

MAGNOLIA PARK CDD
250 INTERNATIONAL PKWY, STE#280
LAKE MARY, FL 32746-5018

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

624222603951 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/30/2019

Lighting Charges	$707.44
Total Current Month's Charges	**$707.44**

00006913-0014528-Page 1 of 4
00006913-

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221001726449**
Statement Date: 01/09/2019
Current month's charges due **01/30/2019**

Details of Charges – Service from 12/04/2018 to 01/03/2019

Service for: MAGNOLIA PARK BLVD PH F, RIVERVIEW, FL 33578 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	612 kWh @ $0.02930/kWh	$17.93	
Fixture & Maintenance Charge	17 Fixtures	$209.78	
Lighting Pole / Wire	17 Poles	$406.64	
Lighting Fuel Charge	612 kWh @ $0.02691/kWh	$16.47	
Florida Gross Receipt Tax		$0.88	
State Tax		$55.74	
Lighting Charges			**$707.44**

Total Current Month's Charges **$707.44**

0000693-0014529-Page 3 of 4

Important Messages

Important information about your deposit interest
Per the Florida Public Service Commission(FPSC) tariff requirements, Tampa Electric pays interest annually on any customer cash deposit. As such, customers with a cash deposit on record is more than six months old (per the FPSC) receives a deposit interest credit on this bill.

Rcvd 1/31/19

ENTERED
JAN 31 2019
BY:

YELLOWSTONE LANDSCAPE

Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000240615
Invoice Date: December 1, 2018

Account: 11805
PO Number:

Bill To:
Magnolia Park CDD
C/O DPFG
250 International Parkway
Suite 280
Lake Mary, FL 32746

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10141162.104
Property Name: Magnolia Park CDD
Terms: NET 30

Invoice Due Date: December 31, 2018
Invoice Amount: $14,306.00
Month of Service: December 2018

Description	Current Amount
Monthly Landscape Maintenance	7,424.00
Amendment #1	4,183.75
Amendment #2	2,698.25

Invoice Total **14,306.00**

Should you have any questions or inquiries please call (386) 437-6211.

EXHIBIT 6

FIRST AMENDMENT TO MASTER IRRIGATION EQUIPMENT COST SHARE AGREEMENT BETWEEN THE MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT AND MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC.

THIS FIRST AMENDMENT ("**Amendment**") is made and entered into this ____ day of _____, 2019, by and between:

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

MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, whose mailing address 6972 Lake Gloria Boulevard, Orlando, Florida 32809 (the "**Association**," and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District and the Association previously entered into that certain *Master Irrigation Equipment Cost Share Agreement*, dated March 13, 2018 ("**Cost Share Agreement**") in which the District contracted with the Association to provide for maintenance, repair, and replacement of Master Irrigation Equipment as defined therein; and

WHEREAS, pursuant to Section 17 of the Cost Share Agreement, the Parties wish to amend the Cost Share Agreement to amend the provisions emergency services provided for in Section 2.E., without otherwise amending, changing, or otherwise abrogating any of the provisions of the Cost Share Agreement; and

WHEREAS, each of the Parties hereto has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Association agree as follows:

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

2. AMENDMENT TO THE COST SHARE AGREEMENT. Section 2.E. of the Cost Share Agreement is hereby amended as follows:

Emergency service relating to the Master Irrigation Equipment shall be available after normal working hours and an emergency telephone/pager number will be provided to District Manager or her assign. In the event of an emergency relating to the Master Irrigation Equipment, Association shall make a diligent effort to contact, with the approximate price or estimate of repairs, the District Manager, or her assign, prior to making such repair.~~, but~~ Association shall allow District Manager not less than forty-eight (48) hours to respond to Association's notification, prior to making repairs; provided however, Association may immediately perform any such repair where necessary to mitigate harm to the District.

3. AFFIRMATION OF THE COST SHARE AGREEMENT; CONFLICT. Except as specifically amended above, the Cost Share Agreement shall remain in full force and effect, unaltered by this Amendment. The District and the Association agree that nothing contained herein shall alter or amend the Parties' rights and responsibilities under the Cost Share Agreement, except to the extent set forth in Section 2 of this Amendment. The Cost Share Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

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

Attest:

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Print Name: _____
Chairman/Vice Chairman, Board of Supervisors

Attest:

MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC.

_____
Witness

By: _____
Name: _____
Title: _____

EXHIBIT 7

HILLSBOROUGH COMMUNITY COLLEGE
FACILITIES USE AGREEMENT

This Agreement is made as of this April 12, 2018 between Hillsborough Community College ("College") a political subdivision of the state of Florida and, **Magnolia Park at Riverview CDD** ("Organization"), operating under the laws of the state of Florida.

RECITALS

A. WHEREAS, the College has the authority to permit organizations to use college premises when they are not being used for educational purposes;

B. WHEREAS, the Organization desires to use the described premises for the purposes contained in this Agreement.

TERMS

This Agreement consists of this Cover Page, the College's Standard Terms and Conditions for Facility Use, and a Preliminary Invoice, which are attached and made a part of this agreement and <zero> additional pages. Terms contained on this cover page and the College's Standard Terms and Conditions for Facility Use shall prevail over those of any attachment unless otherwise stated under "other terms" below.

1. **Premises** - (Describe locations, include room number, building and campus where applicable; include/attach a map or floor plan as needed):

   - HCC @The Regent (BCAC)
   - DATES: To be determined upon scheduling request)
   - TIMES: To be determined upon request
   - Black-Out dates as per HCC Academic Calendar

2. **Payment** - The Organization will pay College for use of the premises and equipment in the dollar amount stipulated by Hillsborough Community College standard rental rates($), at least **three (3) days prior** to the beginning date for use of the premises. At the conclusion of the event, the College may find it necessary to provide Organization with a Final Settlement invoice indicating any additional charges due by Organization to the College under the terms of the Agreement. Such a Final Settlement shall be prepared and presented no later than five (5) business days after the completion of the event.

Indicate if fee for use of premises is waived and provide additional detailed explanation. Describe if the College is co-sponsoring this event and explain purpose.

3. **Term** - The term of this License Agreement shall be for a period of beginning May 1, 2018 and ending April 30, 2019.

4. **Use of Premises** - (Describe purpose of use of premises)

5. **Other terms:** *Please indicate N/A if none, or list all additional terms or conditions attached herein and agreed to by the parties other than the Standard Terms and Conditions for Facility Use.*

   - N/A

IN WITNESS of their acceptance of the terms of this license agreement, the parties have had this agreement executed by their duly authorized representatives.

FOR ORGANIZATION

Magnolia Park Community Development District
Name of Organization

4/13/2018
Signature of Organization's Representative & Date

Mac McDowell
Print Full Name

Chairman
Title

Telephone 407-221-9153

FAX _____

E-mail Patricia.Comings-Thibault@DPFG.com

FEIN 41-2239279

Patricia Comings-Thibault (District Manager)

FOR COLLEGE

HCC @The Regent (Brandon - BCAC)
Department/Campus

12-70800005-46465-76
Account for Deposit of Funds (if applicable)

_____
Administrative Approval and Date

_____
Campus President/Vice President Approval and Date

Form Revised Spring 2008

FACILITY USE TERMS AND CONDITIONS
(Attach to Hillsborough Community College Facility Use Agreement)

I. Hillsborough Community College (HCC) grants a non-exclusive revocable license to use HCC facilities/site (Facilities) to the Organization / Group (Group) as outlined in the HCC Request for Use/Facility Use Agreement Form. HCC will not provide any services/equipment unless included on the Facilities Request Form.

II. In order to use HCC Facilities as outlined in the Facilities Request Form, Group agrees to the following HCC Facility Use Terms and Conditions:

A. To pay all charges and fees to HCC for using HCC facilities, equipment and services. A Group that has outstanding obligations for fees or services to use HCC facilities will not be permitted to use HCC facilities until such time as all of those obligations are satisfied.

B. To be responsible for the character, acts and conduct of all their employees, invitees, participants and guests admitted to an HCC facility/site. HCC reserves the right to remove any individual from HCC property.

C. To comply with all applicable federal and state laws and all local ordinances, as well as HCC rules and procedures.

D. To ensure that no one is excluded from participation in or subjected to discrimination on the basis of disability, age, race, color, religion, sex, national origin, ethnicity, veteran status or any other classification protected by federal or state laws. The Group agrees to adhere to the provisions of the Americans with Disabilities Act, the Rehabilitation Act of 1973 and all laws protecting the rights of the disabled.

E. To be responsible for acquiring all necessary permits and licenses required for your event and to agree not to do or cause anything to be done on HCC property that shall violate any laws, ordinances, rules or requirements, or which in any way increases the conditions of or cancels or invalidates any insurance policy.

F. To comply with the directions of HCC public safety personnel and other HCC officials. HCC may require additional security or law enforcement personnel and those costs will be added to final Facility use charges.

G. To be responsible for all HCC equipment, which is lost, stolen or damaged. The Group will be responsible for damages including the replacement cost, as well as cleaning expenses.

H. The User agrees to pay to HCC, upon execution of the Agreement or no later than three (3) days prior to the reservation date whichever is later, the charges for the use of facilities and services, plus any applicable taxes.

I. To only use HCC's name, insignia, logo, picture or any other material with prior written HCC approval. HCC requires prior review of all material produced, which uses the HCC's name, insignia, logo or picture.

J. To be responsible for your own employees, agents and invitees and to ensure that they use HCC facilities in a safe and careful manner.

K. To request prior written approval to bring any electrical equipment onto HCC grounds and connect it to electrical service. All Group equipment must be removed from HCC promptly following the scheduled event. If there is any delay, HCC may remove Group equipment at Group's expense.

Computer equipment shall not be connected to or make use of the campus network(s) without the prior written approval of HCC.

L. To park only in designated parking lots. All cars must adhere to the HCC's parking regulations. No overnight parking or camping on HCC property is permitted without prior written campus approval.

M. To limit the number of occupants to the safe capacity of the room or facility as determined by HCC. The Group will not exceed the designated facility/room capacity. HCC reserves the right to terminate an event immediately if the event exceeds the legal capacity of a room/facility.

N. To provide first aid services. HCC may require the Group to provide first aid personnel on site depending on the nature of the event.

O. To provide an authorized representative who will be in attendance and in charge of your event at all times.

P. To notify HCC of any event changes at least forty-eight (48) hours prior to the start of the event. Approval of all changes is at HCC's sole discretion. Any changes may result in additional charges not anticipated in the original estimate. At the conclusion of the event, the College may find it necessary to provide Group with a Final Settlement invoice indicating any additional charges due to HCC. The Final Settlement will be prepared and presented no later than five (5) business days after the completion of the event.

Q. To get HCC prior written approval for all use of decorations, scenery, exhibits, banners, posters, bleachers, platforms and any other equipment. Any device capable of producing an open flame is prohibited [does not include chafing dishes, candles, etc.). Scenery and exhibits may be required to be appropriately flame retardant.

R. To provide your own cash security when admission is charged or an activity that involves the payment of money. HCC reserves the right to require HCC public safety officers and/or law enforcement officers for locations where such transactions occur, at HCC's sole discretion. Charges incurred for additional security will be passed on to the Group.

S. No possession of any unlawful or dangerous instrument, device or material. Nothing will be done which will injure or harm any person(s) or damage HCC property or use HCC property for any unlawful, unauthorized or offensive purpose.

T. No use or possession of unlawful drugs on HCC property. No possession or use of any alcoholic beverages is permitted without prior written HCC approval.

U. No signs may be posted on HCC property without prior written HCC approval. All signs must be promptly removed following the event. Signs may not be affixed to any HCC sign, building or property.

V. No collections or solicitation is permitted without HCC approval.

W. HCC is a tobacco-free institution. Tobacco use is prohibited on all HCC property and in all facilities owned or leased by HCC, including all vehicles.

III. INDEMNIFICATION — The Group shall defend, indemnify and hold harmless HCC, its trustees, officers, employees, agents, successors and assigns from any and all claims, suits, demands, actions, liabilities, expenses or losses whatsoever including, but not limited to, claims for property damage, personal injury and death which relate in any manner to the Group's activities at HCC. Such indemnity includes, but is not limited to, costs and legal fees incurred by HCC in defense of any such claim, suit, demand, action, liability, expense or loss. If HCC, its agents or employees receive or handle any property delivered to HCC or placed in its custody on behalf of the Group, either prior to, during or subsequent to the term of this event, HCC, its agents and employees will not be liable for any loss, damage or injury to such property.

To the extent authorized by Section 768.28, Florida Statutes, HCC agrees to indemnify and hold harmless the other party, its officers, employees and agents from any and all suits, claims, demands, liability, attorney fees and court costs of any kind, which may incur from HCC's negligence during the performance of any provisions of this Agreement. Nothing in this indemnity clause shall be construed to

require HCC to indemnify or insure the Group for its negligence or assume any liability for the Group's negligence.

IV. INSURANCE — The Group will maintain Comprehensive General Liability Insurance for at least ONE MILLION DOLLARS ($1,000,000.00) per occurrence and shall include contractual liability insurance covering all liability assumed by Group under this Agreement, naming the District Board of Trustees, Hillsborough Community College as an additional insured.

A. A certificate of insurance evidencing such insurance shall be delivered to HCC prior to any use of facilities by Group and shall provide that the policy shall not be terminated, cancelled or materially altered for any reason without at least ten (10) days prior written notice to HCC.

B. The Group will provide HCC proof of adequate Worker's Compensation coverage in accordance with State of Florida requirements. HCC reserves the right to require additional insurance as determined by HCC based on the Group's use of facility.

C. Questions concerning HCC insurance requirements should be directed to the HCC Office of Risk Management at 813.253.7569, or hccriskmgt@hccfl.edu.

D. State or federal agencies or subsidiaries are only required to provide proof of insurance. Indicate on Facility Use Agreement if government agency for insurance purposes.

V. TERMINATION — HCC reserves the right to terminate this Facility Use Agreement without penalty for breach of any of the terms contained in this Agreement, or in HCC's sole discretion if HCC determines that it is impractical to perform this Agreement due to causes beyond the reasonable control of HCC.

VI. GENERAL TERMS

A. The Group may not assign this Agreement, in whole or in part, without the prior written consent of HCC.

B. The Group is an independent contractor. No acts performed or representations made, whether oral or written by the Group with respect to third parties shall be binding on HCC.

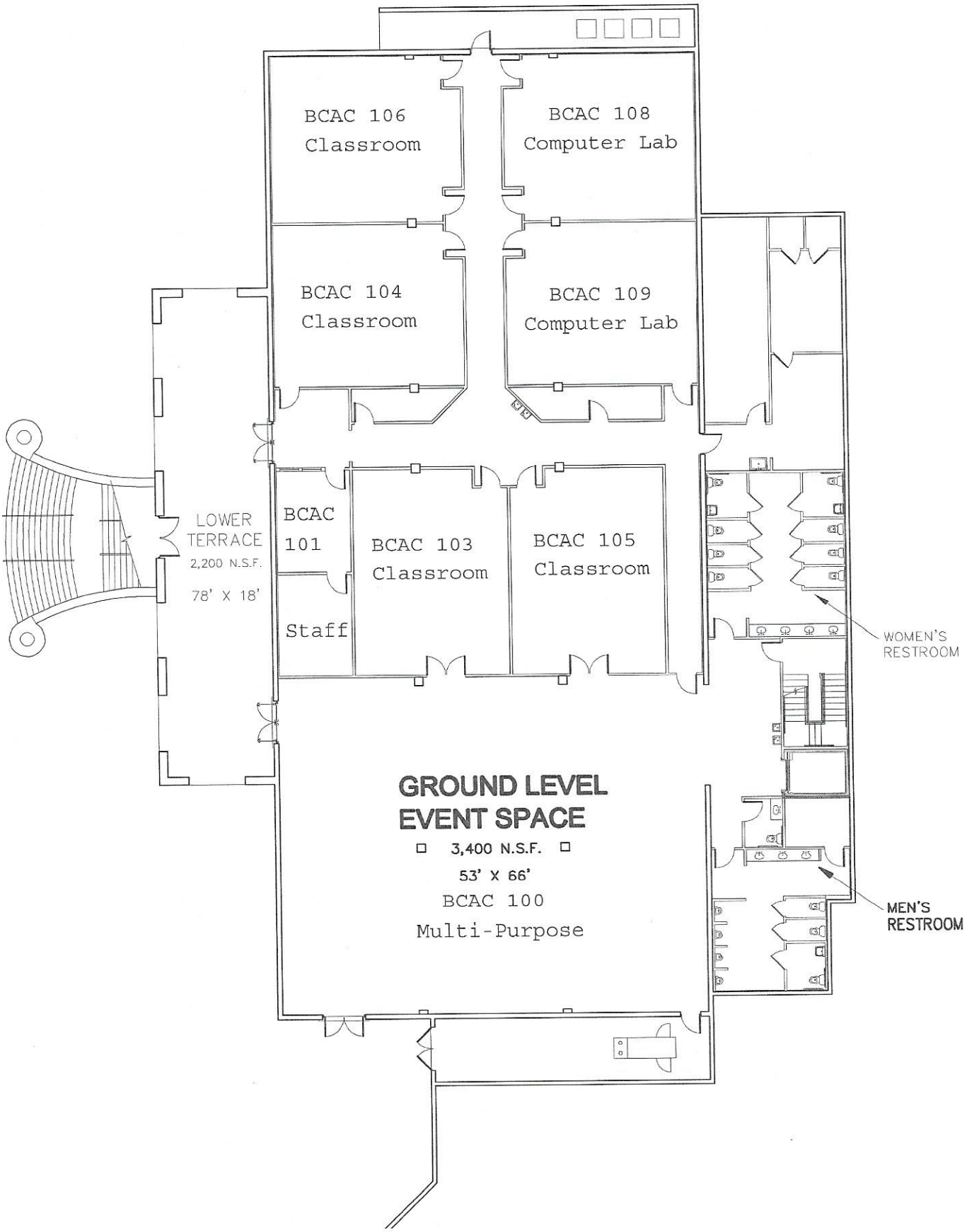
C. This Agreement contains the entire Agreement of the parties. Any and all modifications must be in writing, signed and dated by each party's authorized representatives.

D. Any matters not expressly provided for herein would be at the discretion of the HCC Campus President/District VP for the campus/site where the event is scheduled.

E. The Group representative signing on behalf of the Group has the authority to sign the Request for Use/Facility Use Agreement on behalf of the Group and these terms and conditions are binding on the Group.

F. HCC is not bound by this Agreement until it is fully approved and executed by the appropriate HCC Official.

HCC @The Regent: 6437 Watson Road Riverview, FL 33578 813-253-7845 (p) 813-655-3755 (f)	Group Name: Magnolia Park CDD Contact Phone #: 407-221-9153 Group Representative: Patricia Comings-Thibault Signature of Representative: Pat Comings Thibault Date Signed: 4/13/2018


BCAC 106
Classroom
BCAC 108
Computer Lab
BCAC 104
Classroom
BCAC 109
Computer Lab
LOWER
TERRACE
2,200 N.S.F.
78' X 18'
BCAC
101
Staff
BCAC 103
Classroom
BCAC 105
Classroom
WOMEN'S
RESTROOM
GROUND LEVEL
EVENT SPACE
3,400 N.S.F.
53' X 66'
BCAC 100
Multi-Purpose
MEN'S
RESTROOM