

MONTHLY PROJECT REPORT

MAY 2025

Magnolia at Spring Hill

1. Project Status:

- **Utilities - Power (WREC & Pasco County):**
 - Underground primaries complete in Phase 1
 - Easement has been accepted by the County
 - WREC continued work on underground primaries in Phase 3
- **Site Construction:**
 - Pool permit approved & pool pre-construction meeting complete
 - Phase 1 sidewalks and street grading ongoing
- **Vertical Construction:**
 - Drywall work complete in Buildings 18-25
 - Siding complete on Buildings 20-24
 - Soffits installed and window water testing completed
 - Trim out has begun in Buildings 18 and 19
 - Drywall ongoing in Buildings 16 and 17
 - Siding in progress on Buildings 15-17
 - Final MEP and fire rough-in inspections taking place
 - Dry-in complete for all buildings in Phase 2
 - Siding started on Buildings 12 and 13
 - Porch framing completed for Buildings 8-10
 - Roof sheathing complete on Buildings 1-4
 - Dry-in completed on Buildings 7 and 8
 - MEP rough-ins underway in Phase 4 buildings
 - Windows and doors installed at the Clubhouse
 - Insulation and drywall completed at the Clubhouse
 - Tile work underway at the Clubhouse

2. Key Upcoming Work:

- Pool construction to commence immediately
- Complete Phase 1 insulation and drywall
- Install siding, doors and exterior windows on Phase 2 buildings
- Installation of shingles, doors and exterior windows on Phase 3 buildings
- MEP and fire rough-ins to begin in Phase 3
- Sewer tie-in on buildings in Phase 3 & 4
- Trash compactor work continued
- Electrical underground work continued

3. Live Updates: Please click [here](#) to access a live site camera.



We appreciate your continued support and involvement in this Project.
Please feel free to reach out with any questions or for further details.

**Kind Regards,
A.S. Development Investor Relations**

WREC Installing Underground Primaries



Sheathing on Building #4



Unit Interior Drywall Installation

