

Magic Place Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

www.magicplacecdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Magic Place Community Development District ("District"), scheduled to begin at 10:00 a.m. on December 11, 2018 in the offices located at the Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room #315, Kissimmee, Florida 34741. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 382-3256. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-855-747-8824

Passcode: 859458

BOARD OF SUPERVISORS' MEETING PROPOSED AGENDA

Organizational Matters

- Roll call to confirm a quorum
- Public Comment Period (*During which time any member of the public may speak on a specific agenda item before the item is considered by the Board of Supervisors.*)
- 1. Administer Oath of Office to Newly Elected Board of Supervisors
- 2. Consideration of Minutes of the October 29, 2018 Board of Supervisors' Meeting
- 3. Consideration of Resolution 2019-02, Canvassing and Certifying the Results of the Landowners' Election
- 4. Consideration of Resolution 2019-03, Electing Officers

General Business Matters

5. Ratification of Funding Request 35
6. Review of District's Financial Position

Other Business

- A. Staff Reports
 1. District Counsel
 2. District Manager
 3. District Engineer
- B. Audience Comments
- C. Supervisor Requests

Adjournment

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Administer Oath of Office to Newly Elected
Board of Supervisors

**MAGIC PLACE
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 MAGIC PLACE 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 OSCEOLA

The foregoing oath was administered before me this ___ day of _____, 2018, 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 Magic Place 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: _____

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the
October 29, 2018
Board of Supervisors' Meeting

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Magic Place Community Development District was called to order on Monday, October 29, 2018 at 10:00 a.m. in the offices located at the Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room 315, Kissimmee, Florida 34741. Members listed below constituted a quorum.

Hector Lizasuain	Chairman
Rodrigo Cunha	Vice-Chairman
Dennis Swick	Assistant Secretary
Nayara Longaray	Assistant Secretary

Also attending:

Vivian Carvalho	District Manager- Fishkind & Associates, Inc.	
Venessa Ripoll	Fishkind & Associates, Inc.	
Steve Boyd	District Engineer- Boyd Civil Engineering	
Mark Watts	District Counsel- Cobb Cole	(via phone)

SECOND ORDER OF BUSINESS

Roll Call

Ms. Carvalho called the Magic Place Community Development District Board of Supervisors meeting to order at 10:15 a.m. Those in attendance are outlined above.

THIRD ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

FOURTH ORDER OF BUSINESS

**Acceptance of Stacey Stuck's
Resignation**

Ms. Carvalho requested a motion from the Board to accept Ms. Stuck's resignation.

On Motion by Mr. Swick, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted Stacey Stuck's Resignation.

FIFTH ORDER OF BUSINESS

**Appointment for Replacement for
Seat 3 & Administering Oath of
Office**

Ms. Carvalho asked for recommendations to appoint someone for Seat 3.

On Motion by Mr. Lizasuain, second by Mr. Cunha, with all in favor, the Board of Supervisors for the Magic Place Community Development District appointed Mr. Rodgers to Seat 3.

Mr. Rodgers is not present and will administer oath of office at the next duly noticed Board Meeting.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
July 23, 2018 Board of Supervisors
Meeting**

The Board reviewed the Minutes of the July 23, 2018 Board of Supervisors Meeting.

On Motion by Mr. Lizasuain, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the July 23, 2018 Board of Supervisors' Meeting, as presented.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-
01, Election of Officers**

Ms. Carvalho asked if there were any recommendations for Chairman, Vice Chairman and the remaining the Board as Assistant Secretaries.

On Motion by Mr. Lizasuain, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2019-01, Election of Officers, as Follows; Mr. Lizasuain as Chairman, Mr. Rogers as Vice-Chairman, Mr. Cunha, Mr. Swick, and Ms. Longaray as Assistant Secretaries and District staff in various positions.

EIGHTH ORDER OF BUSINESS

**Ratification of Funding Requests
Nos. 31-34**

The Board reviewed Funding Requests Nos. 31-34.

On Motion by Mr. Lizasuain, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratification of Funding Requests Nos. 31-34.

NINTH ORDER OF BUSINESS

**Review of District Financial
Statements and Budget to Actual
Year to Date.**

Ms. Carvalho stated that the financials are as of July 31, 2018, the District Accountant is in the process of finalizing the books. She explained that at the next meeting the Board will probably see August and September's financials. There was no action required by the Board.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel - Mr. Watts stated that he received Mr. Boyd's email this morning with all of the exhibits and updated information for the expansion of the District. Mr. Watts stated that he will move forward with putting together the petition to expand the District to incorporate the additional property. Ms. Carvalho asked if he needs a motion from the Board or just to reflect it on record. Mr. Watts stated that the Board had previously directed him to do this and he just got all the documentation together now. No action was required by the Board.

District Manager - Ms. Carvalho noted that there will be a Landowners' Election on November 6, 2018 and seats 3, 4, and 5 are up for election. The Landowner or the Proxyholder on behalf of the Landowner must be present at that meeting.

District Engineer - Mr. Boyd explained that the construction is progressing on the Phase 1 right of way. He is working with District Manager and District Counsel to complete the process of the expansion followed by a bond issue to cover the existing District and the expansion District as soon as possible.

Mr. Swick asked where the entry road is on the map. Mr. Boyd replied that it is on the right-hand side. Mr. Lizasuain stated that there will be a secondary bond push for the infrastructure in Magic Village 3 which is the District's expansion.

ELEVENTH ORDER OF BUSINESS

**Supervisor and Audience
Comments & Adjournment**

There were no Supervisor requests and there were no members of the public present. There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On Motion by Mr. Lizasuain, second by Mr. Swick with all in favor, the October 29, 2018 Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2019-02,
Canvassing and Certifying the Results of the
Landowners' Election

RESOLUTION 2019-02

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 6, 2018 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT;

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

_____	Votes	_____
_____	Votes	_____
_____	Votes	_____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____ Four (4)
Year Term

_____	Four (4)
_____	Year Term
_____	Two (2)
_____	Year Term

3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 11th DAY OF December, 2018.

Chairperson
MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

Secretary

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2019-03
Electing Officers

RESOLUTION 2019-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the “Board”), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. _____ is elected Chairman.
- Section 2. _____ is elected Vice Chairman.
- Section 3. Vivian Carvalho _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Jennifer Walden _____ is elected Assistant Secretary.
- Section 4. Hank Fishkind _____ is elected Treasurer.
- Section 5. Jennifer Glasgow _____ is elected as Assistant Treasurer.
- Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY of December, 2018

ATTEST:

**MAGIC PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Funding Request
No. 35

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 35
10/18/2018

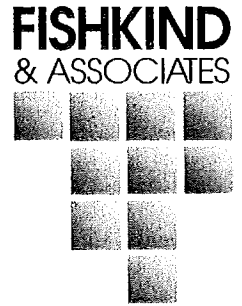
Item No.	Payee	Invoice Billing #		
1	Fishkind & Associates, Inc.			
	DM Fees and Reimbursables 2018.10	23550	\$	2,120.06
	FY18 Postage	23550	\$	2.35
2	Boyd Civil Engineering			
	FY18 Services from 08.27 to 09.30.2018	02071	\$	370.00
3	Osceola News Gazette			
	FY18 Legal Ad - 09.22.2018	300137762	\$	70.77
	FY19 Legal Ad - 10.18.2018	300139858	\$	172.42
		TOTAL	\$	<u>2,735.60</u>

Secretary

Chairperson

Please make check payable to:
Magic Place CDD
12051 Corporate Boulevard
Orlando, FL 32817
(407) 382-3256

Fishkind & Associates, Inc.
 12051 Corporate Blvd.
 Orlando, FL 32817



Invoice

RECEIVED OCT 16 2018

Magic Place CDD
 c/o Fishkind & Associates, Inc.
 12051 Corporate Blvd
 Orlando, FL 32817

Invoice #:	23550
10/15/2018	

File: MagicPlaceCDD

Services:	Amount
District Management Fee: Oct 2018	2,083.33
Meals	3.72
Car Rental	28.26
Fuel	4.75
Postage <i>FR 35</i>	2.35

001-051-3000-31-02
40-01
↓
001-051-3001-42-01

Please include the invoice number on your remittance and submit to:

Fishkind & Associates, Inc.
 12051 Corporate Blvd.
 Orlando, FL 32817
 Ph: 407-382-3256
 Fax: 407-382-3254
 www.fishkind.com

Balance Due \$2,122.41

Account Summary Report

Date Range: Sept 1, 2018 to Sept 30, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Magic Place CDD		5	\$2.350
Grand Total			\$2.350

Reimbursable by Dist? (Y) N

FISHKIND & ASSOCIATES, INC.
Expense Report

Magic Place

Account Code Magic Reserve Employee Name Vivian Carvalho

Travel to: Historic Downtown Kissimmee, FL

Purpose of trip/meeting: Board of Supervisors Meeting

	Date	Vendor/Notes	Company Cr.Card	Personal Exp.
Airfare		Attach itinerary and/or boarding pass.	-----	
Hotel				
Meals	10/1/2018	Moe's	7.44	3.72 *
Meals				
Meals				
Car rental	10/1/2018	Enterprise	56.52	28.26 *
Parking				
Tolls				
Mileage		_____ miles @ \$.545/mile	-----	
Mileage		_____ miles @ \$.545/mile	-----	
Fuel	10/1/2018	Speedway	9.50	4.75 *
Other				
Other				
TOTALS			\$73.56	

Note: Amount Split b/w Magic Place Magic Reserve

Attach receipt for all credit card charges.
Personal expenses will be reimbursed only if receipt is attached (exc. mileage).

Employee signature *[Signature]* /hs

For accounting use only:			
<input type="checkbox"/> Recorded in client file.	Batch		
Airfare			
Auto-related			
Lodging			
Meals			

ENTERPRISE Rental Agreement 3N2NVQ

DoNotReply@erac.com
Mon 10/1/2018, 5:19 PM

To: VCARVALH8@HOTMAIL.COM <VCARVALH8@HOTMAIL.COM>



RA #: 3N2NVQ

Renter: CARVALHO,VIVIAN

Dates & Times	Location
Pickup	1162 W NEW HAVEN AVE WEST MELBOURNE, FL 32904-4075 3214099534
Oct 01, 2018 8:06 AM	
Return	1162 W NEW HAVEN AVE WEST MELBOURNE, FL 32904-4075 3214099534
Oct 01, 2018 5:17 PM	

Vehicle	
Make/Model: NISN/ALTI	
Color: WHITE	
Mileage: 145	
Fuel Out: 3/4	Fuel In: Full
License: BWHT99	
Unit #: 7Q6CK1	Vehicle #: JC266179

Charges	Price/Unit	Total
TIME & DISTANCE 10/01 - 10/01	1 @ \$50.00/DAY	\$50.00
FL WASTE TIRE & BATTERY FEE	1 @ \$0.02/DAY	\$0.02
SC REC - FL SURCHG RECOV	1 @ \$2.00/DAY	\$2.00
VEHICLE LICENSE FEE RECOVERY	1 @ \$0.80/DAY	\$0.80
SALES TAX	7.0000%	\$3.70
Total Charges:		\$56.52

Charge To: VISA xxxx7984

2018-10-01 17:19:11

Welcome to Moe's
Orlando #1374
4650 North Alafaya Trail
TBD

SPEEDWAY 0006444
Orlando FL 32817
TRAN#: 1835801
10/1/2018 11:31 AM

Pump 03
Regular Unleaded
3.420 @ \$2.779/GAL
GAS TOTAL \$9.50

TAX \$0.00
TOTAL \$9.50

Visa
Card Num :
XXXXXXXXXXXX7984
TERM: 0050006444001
TRANS TYPE: CAPTURE
APPR#: 001486
ENTRY METHOD: ICR

10/01/2018 11:29:46

Cardholder agrees to
pay to issuer total
charges per the
agreement between
cardholder & issuer.
WWW.SPEEDWAY.COM

Host: Term 1 10/01/2018
189 12:21 PM
10080

Moe's Monday 6.99

Homewrecker Chicken
Split Option
Fountain Drink Reg 22oz
PunchhQR Code:ee63 0.00

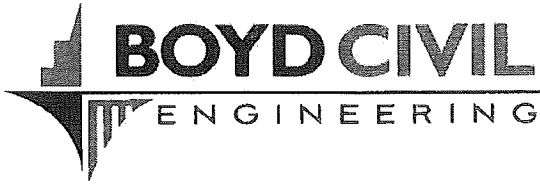
Subtotal 6.99
Tax 0.45

Dine In Total 7.44
Visa \$7.44
Auth:001642

\$2.00 OFF NEXT VISIT
1) Visit www.moegottaknow.com
2) Enter Store #, leave feedback
3) Write redemption code:
Survey valid for 5 days.
Can not be combined with any other offer
Certain Restrictions Apply

--- Check Closed ---

cc



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

INVOICE

October 4, 2018

Contract: 01068.002

Invoice: 02071

Magic Place CDD
12051 Corporate Blvd.
Orlando, FL 32817

Email: elizabethm@fishkind.com

Re: Master Agreement for District Engineer
Magic Place CDD
Miscellaneous Hourly Tasks as Requested
Services Performed: August 27, 2018- September 30, 2018

Professional Services:

Date	Description	Hours	Hourly Rate	Total Fee
09/12/18	X. Guerricagoitia CDD Expansion	1	\$ 185.00	\$185.00
09/13/18	X. Guerricagoitia CDD Expansion	1	\$ 185.00	\$185.00
Total		2		\$370.00

Reimbursable Expenses:

Date	Description	Amount
------	-------------	--------

Mileage:

Date	Description	Miles	Rate	Amount
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Total Reimbursables:

\$0.00

001-051-3000-31-04
Cyma FY18

Total Due: \$370.00

FR35



Legal Invoice

108 Church Street
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Fishkind & Associates, Magic Place
12051 Corporate Blvd.
Orlando, FL 32817

Acct. #: 00027882

Phone #: (407)382-3256

Date: 09/22/2018

Due Date: 10/27/2018

Invoice #: 300137762

PO #:

Salesperson: ONG08

Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00081250	4021 Sat. Osceola News	09/22/2018	09/22/2018	Magic Place FY/Fishkind(27772) ONG Legal Proof	67.77 3.00

001-091-3000-48-0
Cyma FY18
FL35

Please return a copy with payment

Total Due

70.77

Legal Invoice

108 Church Street
Kissimmee, FL 34741

Phone: 407-846-7600

Fax: 407-846-8515

URL: aroundosceola.com

Jason Venning
Fishkind*Magic Reserve CDD
12051 Corporate Blvd.
Orlando, FL 32817

Acct. #: 00031444
Phone #: (407)382-3256
Date: 10/18/2018
Due Date: 11/27/2018
Invoice #: 300139858
PO #:
Salesperson: ONG08 Ad Taker: ONG08

Ad #	Publication	Start	Stop	Description	Amount
00082198	4020 Thurs. Osceola News	10/11/2018	10/18/2018	Magic Rerserve/Fishkind(31439) ONG Legal Proof	169.42 3.00

*CYMA
10-18-18
021-061-3000-48-01
FR 35*

Please return a copy with payment

Total Due

172.42

PROOF OF PUBLICATION

From



**STATE OF FLORIDA
COUNTY OF OSCEOLA**

Before me, the undersigned authority, personally appeared Keith Vorse, who on oath says that he is the Legal Clerk of the Osceola News-Gazette, a twice-weekly newspaper published at Kissimmee, in Osceola County, Florida; that the attached copy of the advertisement was published in the regular and entire edition of said newspaper in the following issues:

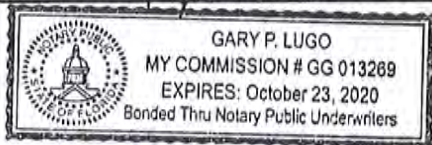
October 11, 18, 2018

Affiant further says that the Osceola News-Gazette is a newspaper published in Kissimmee, in said Osceola County, Florida, and that the said newspaper has heretofore been continuously published in said Osceola County, Florida, each week and has been entered as periodicals postage matter at the post office in Kissimmee, in said Osceola County, Florida, for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn and subscribed before me by Keith Vorse, who is personally known to me, this

18th day of October, 2018

Keith Vorse



Gary P. Lugo

**IN THE MATTER OF:
NOTICE OF LANDOWNERS
MEETING AND ELECTION OF
THE BD. OF SUPERVISORS OF
THE MAGIC RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

FIRST PUBLICATION: Oct. 11, 2018

LAST PUBLICATION: Oct. 18, 2018

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Magic Reserve Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 40-acre project site is located on Reedy Creek Boulevard, north of US Highway 192 (also known as West 11'10 Bronson Memorial Highway) located in t, Osceola County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 6, 2018
TIME: 10:00 a.m.
PLACE: Historic Courthouse
3 Courthouse Square, 3rd Floor Conference Room # 315
Kissimmee, Florida 34741

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The landowners' meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Fishkind & Associates, Inc., 12051 Corporate Boulevard, Orlando, Florida 32817. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (407) 382-3256, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Vivian Carvalho
District Manager

Run Date(s): October 11, 18, 2018



Make remittance to: Osceola News-Gazette, 108 Church Street, Kissimmee, FL 34741
Phone: (407) 846-7600 Fax: (321) 402-2946
Email: legalads@osceolanewsgazette.com
You can also view your Legal Advertising on www.AroundOsceola.com or www.FloridaPublicNotices.com

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Review of District's Financial Position

Magic Place CDD
Statement of Financial Position
As of 10/31/2018

General Fund

Assets

Current Assets

General Checking Account	\$4,043.39
Accounts Receivable - Due from Developer	2,735.60
Total Current Assets	<u>\$6,778.99</u>

Total Assets

\$6,778.99

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$2,563.18
Total Current Liabilities	<u>\$2,563.18</u>

Total Liabilities

\$2,563.18

Net Assets

Net Assets - General Government	\$4,043.39
Current Year Net Assets - General Government	172.42

Total Net Assets

\$4,215.81

Total Liabilities and Net Assets

\$6,778.99

Magic Place CDD
Statement of Activities
As of 10/31/2018

General Fund

Revenues

Developer Contributions	\$7,902.48
Developer Contributions	
Total Revenues	<u>\$7,902.48</u>

Expenses

Management	\$2,083.33
Travel and Per Diem	36.73
General Insurance	5,610.00
Total Expenses	<u>\$7,730.06</u>

Other Revenues (Expenses) & Gains (Losses)

Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>
--	---------------

Change In Net Assets \$172.42

Net Assets At Beginning Of Year \$4,043.39

Net Assets At End Of Year \$4,215.81

Magic Place CDD
 Budget to Actual
 For the Month Ending 10/31/2018

	Actual	Year To Date Budget	Variance	FY2019 Adopted Budget
<u>Revenues</u>				
Developer Contributions	\$ 7,902.48	\$ 5,783.33	\$ 2,119.15	\$ 69,400.00
Net Revenues	\$ 7,902.48	\$ 5,783.33	\$ 2,119.15	\$ 69,400.00
<u>General & Administrative Expenses</u>				
Management	\$ 2,083.33	\$ 2,083.33	\$ (0.00)	\$ 25,000.00
Engineering	-	833.33	(833.33)	10,000.00
District Counsel	-	2,083.33	(2,083.33)	25,000.00
Travel and Per Diem	36.73	-	36.73	-
Telephone	-	41.67	(41.67)	500.00
Postage & Shipping	-	25.00	(25.00)	300.00
Copies	-	41.67	(41.67)	500.00
Legal Advertising	-	139.92	(139.92)	1,679.00
Dues, Licenses, and Fees	-	20.83	(20.83)	250.00
General	5,610.00	514.25	5,095.75	6,171.00
Total General & Administrative Expenses	\$ 7,730.06	\$ 5,783.33	\$ 1,946.73	\$ 69,400.00
Total Expenses	\$ 7,730.06	\$ 5,783.33	\$ 1,946.73	\$ 69,400.00
Net Income (Loss)	\$ 172.42	\$ -	\$ 172.42	\$ -