

# Magic Place Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

[www.magicplacecdd.com](http://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 May 6, 2019 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) 723-5900. 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. Consideration of Minutes of the April 1, 2019 Board of Supervisors' Meeting

### **General Business Matters**

- 2. Update of the District Boundary Expansion
- 3. Review of the Revised Engineers Report
- 4. Letter from Supervisor of Elections, Osceola County
- 5. Consideration of Interlocal Agreement with Osceola County
- 6. Consideration of Funding Request 41
- 7. 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**

Consideration of Minutes of the April 1,  
2019 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, April 1, 2019 at 10:00 a.m. in the offices located at the Historic Courthouse, 3 Courthouse Square, 3<sup>rd</sup> Floor Conference Room 315, Kissimmee, Florida 34741. Members listed below constituted a quorum.

Nayara Longaray	Assistant Secretary
Cedric Pas	Assistant Secretary
Dennis Swick	Assistant Secretary

Also attending:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	
Kevin Plenzler	PFM Financial Advisors, LLC	
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 10:06 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**

**Consideration of the Minutes of  
the March 4, 2019 Board of  
Supervisors' Meeting**

The Board reviewed the Minutes of the March 4, 2019 Board of Supervisors' Meeting

On Motion by Mr. Pas, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the March 4, 2019 Board of Supervisors' Meeting.

## **FIFTH ORDER OF BUSINESS**

### **Update to District Boundary Expansion**

Mr. Watts explained that the first hearing is scheduled for May 13, 2019 for the consideration of the expansion. District staff finalized the notices and are sending them over to County staff for their approval. The notices will be running for four consecutive weeks in the local newspaper. He stated that this should wrap up in mid-May or the first week of June.

Ms. Carvalho stated that this is for information purposes. The District cannot initiate the assessment process until they have the hearing and the boundary expansion completed.

There was no action required by the Board.

## **SIXTH ORDER OF BUSINESS**

### **Discussion pertaining to the CIP to the Capital Project an Updated Engineer's Report**

Mr. Boyd provided an update to the Amended and Restated Engineer's Report. The report was last formally updated on October 2, 2017. The substantial change to this report is the addition of the expansion area and redistribution of some of the prior proposed development because of the expansion area. It includes the Magic Village 3 area. He asked the Board to consider this as a formal draft subject to confirmation of development project vs. what will be covered by the Developer under the Developer Agreement.

He stated that the entire District comprise of 468 acres of which 212.4 would be conservation and not subject to assessments. The Development components include Magic Place Phase 1, Magic Village 3, and future phases.

He requested the Board's authorization to allow the Chair to approve a final version within the next few days. Ms. Carvalho ask if there were any questions regarding the Engineer's Report.

Mr. Swick stated that at the last meeting Mr. Lizasuain asked about an 18,000 square foot arena. Mr. Boyd indicated that is one of the reasons that he added the additional square footage and some costs associated with expansion of parking facilities. It reflects in a higher cost than what was presented in the draft at the last meeting. Staff needs to go back and confirm what needs to be published in the final report. Mr. Pas said that he should get the final data from Mr. Lizasuain. Mr. Pas stated that per the last meeting they had with the County is was a positive outcome as it pertains to the arena.

Ms. Carvalho requested a motion to approve the Amended and Restated Engineer's Report in formal draft subject to final confirmation of the development project vs. what will be covered by the Developer under the Developer Funding Agreement and authorize the Chair to execute the final document.



On Motion by Ms. Longaray, second by Mr. Swick, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Amended and Restated Engineer's Report in formal draft subject to final confirmation of the development project vs. what will be covered by the Developer under the Developer Funding Agreement and authorize the Chair to execute the final document.

## **SEVENTH ORDER OF BUSINESS**

### **Discussion and Updated Assessment Methodology Report**

Mr. Plenzler presented the Amended and Restated Master Assessment Methodology Report. He recommended that the Board adopt this in formal draft once the final CIP and Development Program gets fully established. He noted that the Board cannot adopt a whole lot until the Boundary Amendment. Table 1 outlines the District's land use plan. Table 2 outlines the CIP cost estimates which could change. Table 3 outlines the estimated bond financing details which probably will not change. Table 4 outlines the maximum bond assessments. He stated that the Methodology Report will be updated in May or June once the Boundary Amendment officially approved.

A Board Member stated that it looks like the annual assessments are based on square footage. Mr. Plenzler stated that it is for the commercial piece which has 370,000 square feet to 370 ERUs to equally divide them. Everything else is on a per unit basis. Ms. Carvalho stated that is the one that will be changing. Mr. Plenzler responded that is correct and depending on what the maximum future phases look like the District could have some additional uses in there that will probably be on a per unit basis going forward but he will need clarity on that. He explained that assessment levels will drop a little bit in aggregate assuming the District has a large area to split it across.

A Board Member asked about the bond amount. Mr. Plenzler responded that the District has bonding capacity by the State for \$80,000,000.00 and the number cannot change unless the Board wants to go back through the process to ask for more and he does not think the District will be able to bond \$80,000,000.00 but it represents the maximum assessment levels the District could put in place. The District could always charge less. The bond has been validated but nothing on the assessment process yet. There are assessments in place for the 80 acres, a Master Assessment Methodology was approved in May 2016 and this Amended and Restated Assessment Methodology would amend and restate that and change those numbers come May or June due to the boundary expansion.

Ms. Carvalho stated that the District staff is asking the Board to approve a draft of the Amended and Restated Master Assessment Methodology subject to final confirmation of the CIP and the Chair will execute the final document. Then the District must wait until May 13, 2019 boundary expansion Public Hearing with the County. Once that is done the District will hold a meeting the week after to initiate the Assessment Methodology process. The Board will see the Engineer's Report and Assessment Methodology Report as revised in its final form. Then the District will schedule the Public Hearing which must occur at least 30 days out and notices will be sent to the owners of the Assessment Methodology Report, Engineers Report and Legal Description that will be considered at the Public Hearing.

Mr. Watts explained the process and mentioned that the Board approve the drafts in substantial form subject to final revisions and the timing for the expansion to be completed then the District can go into the assessment proceedings which will allow the District to issue the bonds.

On Motion by Mr. Swick, second by Mr. Pas, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Amended and Restated Master Assessment Methodology subject to final confirmation of the CIP authorizing the Chair to execute the final document.

#### **EIGHTH ORDER OF BUSINESS**

#### **Ratification of Funding Request No. 40**

The Board reviewed Funding Request No. 40. Ms. Carvalho requested a motion to ratify as presented.

On Motion by Ms. Longaray, second by Ms. Swick, with all in favor, the Board of Supervisors for the Magic Place Community Development District Ratified Funding Request No. 40.

#### **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 February 28, 2019. There were no questions regarding the Financials. Ms. Carvalho requested a motion to accept the Financials as presented.

On Motion by Mr. Pas, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the District Financials as presented.

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel - No Report

District Manager - Ms. Carvalho noted that the next meeting is scheduled for May 6, 2019. Due to the Public Hearing discussed earlier she asked the Board members their thought on rescheduling the meeting to a later date. The Board and

District staff discussed possible meeting dates. Mr. Swick stated that June 3, 2019 is a reasonable date to get all the documents in line. Ms. Carvalho stated that the May meeting will most likely get cancelled unless there is business that needs to come before the Board.

Ms. Carvalho stated that at the last meeting the Board approved in substantial form the Completion Agreement. She asked Mr. Watts for a status on that agreement. Mr. Watts said it is approved but recommended that the District wait to execute it until it has the updated Engineer's Report to attach to it.

District Engineer - No Report

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor and Audience Comments**

There were no Supervisor requests and there were no members of the public present.

#### **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On Motion by Mr. Pas, second by Mr. Swick, with all in favor, the April 1, 2019 Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:26 AM.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

Update of the District Boundary Expansion

# **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

Review of the Revised Engineers Report

**ENGINEER'S REPORT  
FOR  
MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Updated:  
September 7, 2016  
October 2, 2017  
Amended and Restated May 6, 2019**

**District Engineer:**

**Steven N. Boyd, P. E.  
Boyd Civil Engineering, Inc.  
6824 Hanging Moss Road  
Orlando, FL 32807**

**District Manager and Assessment Consultant:**

**PFM Financial Advisors LLC  
12051 Corporate Blvd.  
Orlando, FL 32817**

# **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
I. Introduction.....	1
II. District Boundary and Property Served.....	1
III. Proposed District Infrastructure.....	3
IV. Entitlements and Permit Status.....	6

## **TABLES**

Table 1 – Land Use Summary within District Boundaries.....	1
Table 2 – Development Program by Phase.....	2
Table 3 – Opinion of Probable Costs for the District Infrastructure.....	5

## **EXHIBITS**

Exhibit 1 – Location Map
Exhibit 2 – District Boundary
Exhibit 3 – Legal Description of the District Boundary
Exhibit 4 – Existing Utilities
Exhibit 5 – Commercial Tourist (CT) Zoning Approval
Exhibit 6 – Master Development and Phasing Plan

## **I. INTRODUCTION**

The Magic Place CDD serves a proposed 458 acre mixed-use development that has approved Commercial Tourist (CT) land use and zoning. The property is located in the heart of the tourist commercial corridor of Osceola County. The project is in close proximity to Walt Disney World, the Town of Celebration, the City of Kissimmee, and all of the other theme parks and attractions in the Central Florida area.

The 458-acre project has roughly 3,300 ft. of direct frontage on US Highway 192, with three existing median openings available for access. See Exhibit 1 for a location map.

The CDD will construct the master stormwater, roadway and other required infrastructure for the development. Following completion, the primary roads will be turned over to Osceola County for ownership and maintenance. Water, wastewater, and reclaimed water infrastructure will be constructed by the CDD but will be turned over to Toho Water Authority for ownership and maintenance following completion.

## **II. DISTRICT BOUNDARY AND PROPERTY SERVED**

### **A. Description of Properties Served**

Exhibit 2 shows the approximate District boundary over an aerial photo showing US Highway 192 adjacent and north of the project. The specific legal description of the property included in the District is included as Exhibit 3.

The project will be developed in two phases as described in Tables 1 and 2.

Refer to Exhibit 6 for a graphic depiction of the areas shown in Tables 1 and 2.



**Table 1. Project Land Use Areas by Phase**

<b>LAND USE</b>	<b>Magic Place Phase 1 Acres</b>	<b>Magic Village 3 Acres</b>	<b>Future Phases Acres</b>	<b>Total Acres</b>
Road ROW	3.94	24.9	15	43.84
Development Area	10.1	60	77.2	147.3
Stormwater Management Area	4.17	29.44	21	54.61
Conservation Areas	0	0	212.39	212.39
<b>Total</b>	<b>18.21</b>	<b>114.34</b>	<b>325.59</b>	<b>458.14</b>

**Table 2. Development Program by Phase**

<b>DEVELOPMENT PROGRAM</b>		<b>Magic Place Phase 1</b>	<b>Magic Village 3</b>	<b>Future Phases</b>	<b>Total</b>
Hotel / Condominium	(Units)	246	0	500	746
Apartments	(Units)	0	0	300	300
Townhomes	(Units)	0	459	341	800
Commercial	(SF)	48,000	0	243,000	291,000

**B. Existing Infrastructure**

The Toho Water Authority has existing main lines adjacent to the property that will provide water, wastewater and reclaimed water service to the CDD. Exhibit 4 shows the locations of existing utilities and includes a letter from Toho Water Authority committing to serve the project.

Electric power will be provided by Duke Energy, which has existing distribution lines along the northern property boundary of the project.

Access to the property is provided by direct access to US 192 through the construction of at least three anticipated roadway connections, to be aligned with three existing median openings located along the projects frontage.

### **III. PROPOSED DISTRICT MASTER INFRASTRUCTURE**

#### **A. Summary of the Proposed Magic Place CDD Infrastructure**

The Magic Place CDD master infrastructure will generally consist of the following:

- Master Roadways System
- Water Distribution System
- Reclaimed water distribution system.
- Wastewater Collection System: Wastewater Gravity Lines, Force mains and Lift Stations
- Electrical Distribution System
- Landscaping/Hardscape/Signage
- Recreation Facilities: Parks and Related District Amenities
- Conservation areas
- Stormwater Management System

#### **B. Roadways**

Roadways within the Magic Place CDD include the internal roadways within certain development parcels, roadways throughout the CDD, and additional shared infrastructure roadways as described in the following paragraphs.

Sidewalks will be provided as per Osceola County Land Development Regulations alongside development roadways. The roadways will consist of a subgrade, soil cement base, curbing, striping and signage as per Osceola County Land Development Regulations.

Phase 1 of the project includes a four lane boulevard running from US 192 to the properties southern boundary. This roadway, when completed, will be turned over to Osceola County for ownership and maintenance. Osceola County will extend this road further to the south to serve additional properties and eventually to interconnect with the existing Osceola County road network.

The proposed Phase 1 4-lane boulevard is shown on sheet 4.00 of the Preliminary Subdivision Master Plan drawings included as Exhibit 6 to this report.

#### **C. Water, Wastewater and Electrical Infrastructure**

This infrastructure consists of on-site potable water mains, wastewater gravity mains and force mains, lift stations, effluent reuse irrigation mains and the undergrounding of electrical conduit. These facilities are constructed in accordance with the County's Land Development Regulations, the Toho Water Authority (water and wastewater provider), and the Florida Department of Environmental Protection.

The potable water system includes the necessary valving, fire hydrants and individual services necessary to serve individual development parcels. The system design provides for the necessary fire flows based on specific land uses throughout the Magic Place CDD.

The wastewater infrastructure includes gravity lines, force mains, lift stations and stub out to individual development parcels.

All water and wastewater infrastructure will be constructed by the Magic Place CDD, and subsequently dedicated to Toho Water Authority for perpetual operation and maintenance.

The electrical power utility provider will be responsible for the installation of electrical cable, switches and transformers and street lighting.

**D. Stormwater Management Facilities**

A master stormwater system will be constructed to meet the standards of Osceola County and the South Florida Water Management District. The master drainage system will consist of two primary master stormwater ponds that will discharge to the natural wetland systems adjacent to and south of the property.

**E. Landscaping/Hardscape**

Landscaping/hardscape will be provided at development entrances, along collector roadways, and within common parcels.

**F. Opinion of Probable Construction Costs**

Table 3 provides the estimated costs of the master infrastructure for the Magic Place CDD.

## MAGIC PLACE CDD

Table 3. Opinion of Probable Costs to provide the District Infrastructure - Updated May 6, 2019

	PHASE 1 - 2019 Bond Issue		FUTURE BOND ISSUE	
	MAGIC PLACE Phase 1	MAGIC VILLAGE 3	FUTURE PHASES	TOTAL
Townhomes		459.00	341	800
Apartments			300	300
Hotel / Condo Units	246.00		500	746
Comercial (SF)	48000.00		243,000	291,000
<b>CONSTRUCTION CATEGORIES</b>				
Clearing	\$ 140,813	\$ 728,616	\$ 879,000	\$ 1,748,429
Import Fill f	\$ 60,000	\$ -	\$ 2,191,552	\$ 2,251,552
Lake / Pond Retaining Walls	\$ -	\$ 300,000	\$ 1,560,000	\$ 1,860,000
Site Grading and Master Stormwater System for CDD Infrastructure	\$ 414,000	\$ 5,348,458	\$ 7,694,793	\$ 13,457,251
Framework Roads Paving	\$ 624,823	\$ 917,445	\$ 2,079,722	\$ 3,621,990
Internal Roads Paving	\$ 346,501	\$ 2,411,427	\$ 3,924,641	\$ 6,682,568
Public Surface Parking	\$ 943,800		\$ 1,500,000	\$ 2,443,800
US 192 Intersection Improvements	\$ 250,000		\$ 750,000	\$ 1,000,000
Water, Wastewater and Reclaimed Water Systems	\$ 806,000	\$ 3,199,807	\$ 3,767,628	\$ 7,773,435
US 192 Water Main Crossings	\$ 150,000		\$ 150,000	\$ 300,000
Lift Station	\$ 450,000	\$ 500,000	\$ 900,000	\$ 1,850,000
Underground Duct Bank for Electric	\$ 50,000	\$ 450,000	\$ 600,000	\$ 1,100,000
<b>Sub Total</b>	\$ 4,235,937	\$ 13,855,752	\$ 25,997,335	\$ 44,089,024
<b>OTHER SITE RELATED COSTS<sup>1</sup></b>				
Common Area Hardscape, Landscape, Irrigation	\$ 1,950,000	\$ 3,000,000	\$ 8,250,000	\$ 13,200,000
Tree Mitigation		\$ 462,000	\$ 270,000	\$ 732,000
Entry Features	\$ 500,000	\$ 500,000	\$ 1,600,000	\$ 2,600,000
Site Lighting	\$ 250,000	\$ 1,000,000	\$ 1,430,000	\$ 2,680,000
<b>Sub Total</b>	\$ 2,700,000	\$ 4,962,000	\$ 11,550,000	\$ 19,212,000
<b>PROFESSIONAL, PERMITTING AND INSPECTION FEES</b>				
Environmental Mitigation	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
Permitting and Construction Inspection Fees	\$ 173,398	\$ 470,444	\$ 938,683	\$ 1,582,526
Professional Fees <sup>3</sup>	\$ 800,000	\$ 600,000	\$ 1,000,000	\$ 2,400,000
<b>Sub Total</b>	\$ 973,398	\$ 1,070,444	\$ 4,938,683	\$ 6,982,526
<b>Combined Total</b>	\$ 7,909,335	\$ 19,888,195	\$ 42,486,019	\$ 70,283,549

### Notes

1. Budget for Common Area Site Hardscape , Landscape, Irrigation, not associated with specific building pad sites.
2. TWA and County Fees include a combination of Impact Fees that may be due prior to or at each building permit issuance.
3. Only includes Professional Fees associated with design and permitting of site infrastructure
4. Future Phases include all Future Development Not included in the Magic Place Phase 1 and Magic Village 3 Projects
5. Costs of Osceola County and TWA Impact Fees are not eligible for CDD Bond Funding and are not included in this table

#### **IV. ENTITLEMENTS AND PERMIT STATUS**

##### **Entitlement History and Status:**

The property lies within the former Fallchase DRI and Planned Development District. In 2008 Osceola County officially voided the former DRI and Planned Development District with the consent of the original landowner. At that time, the property reverted to the original agricultural zoning and land use designations.

The approved current land use and zoning (Commercial Tourist) allows for a mix of commercial, resort, hotel, theme park and residential uses with a maximum density of up to 40 units per acre. The proposed development program shown in Table 2 of this report is well within the limits allowed by the approved Future Lane Use and Zoning.

##### **Construction Permitting:**

Construction for the roadway, utility and drainage infrastructure for Magic Place Phase 1 is in process with a scheduled completion of mid-2019.

Construction permitting for Magic Village 3 is in process with a construction start date scheduled for April / May 2019.

Future Development Phases are in design. Additional permits will be required prior to the start of future Phases of the master infrastructure construction. Permits from the following agencies will be required:

- Osceola County (All Site Improvements)
- Florida Department of Environmental Protection (Water and Wastewater)
- U.S. Army Corps of Engineers (Dredge and Fill, Protected Species)
- South Florida Water Management District (Water Use, Stormwater, Wetland Impacts, Protected Species)
- Toho Water Authority (Water, Waste-water and effluent reuse)
- ECFRPC, DEO (DRI Development Order Compliance)
- FDOT (Roadway and Utility Access to US Highway 192)

**Construction Phasing Schedule for Series 2019 Project Area:**

Permitting and construction is anticipated to proceed as shown below:

**Magic Place Phase 1:**

Construction is in process

Infrastructure Construction Completed by June 2019

**Magic Village 3:**

Construction Starting June 2019

Infrastructure Construction Completed by February 2020

## **EXHIBITS**

Exhibit 1 – Location Map

Exhibit 2 – District Boundary

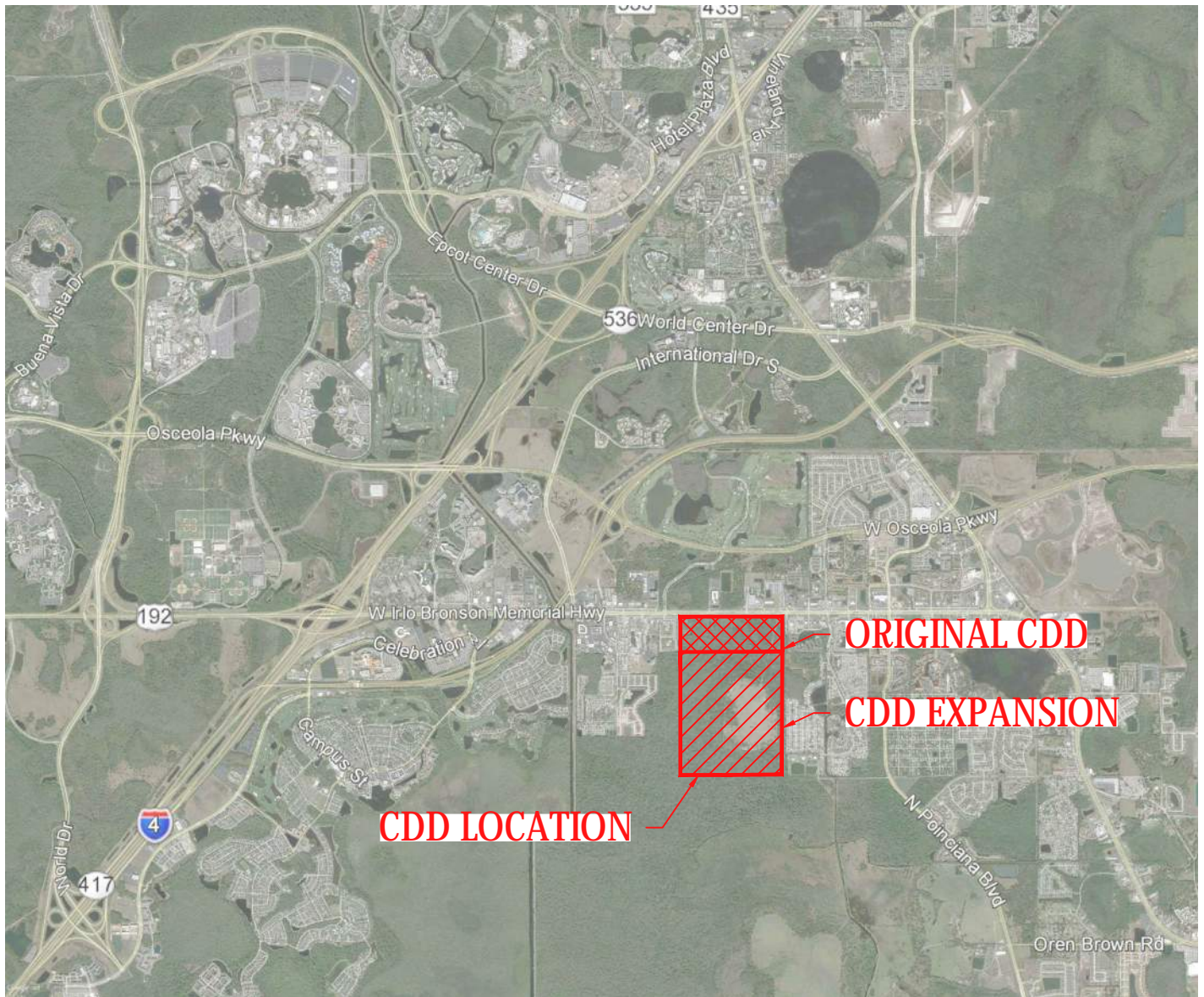
Exhibit 3 – Legal Description of the District Boundary

Exhibit 4 – Existing Utilities

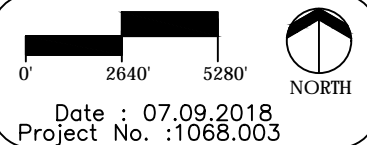
Exhibit 5 – Commercial Tourist (CT) Zoning Approval

Exhibit 6 – Preliminary Subdivision and Phasing Plan

Plotted: July 10, 2018, 9:46:06 AM  
Z:\PROJECTS\1068.003 - Magic Place CDD\Information for Petition\2018 Petition to Expand CDD Exhibit\_07.09.18.dwg

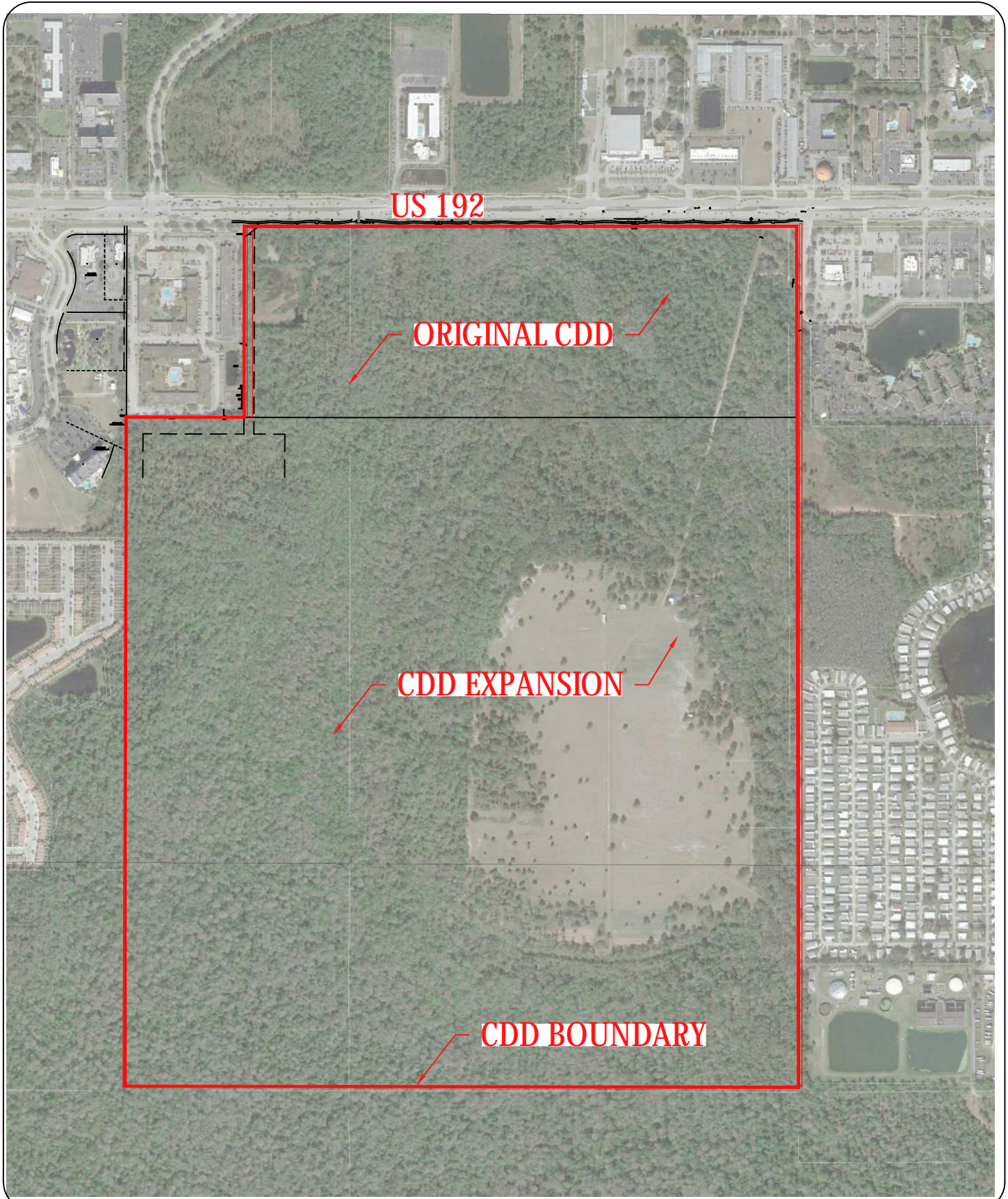


MAGIC PLACE CDD  
EXHIBIT 1 - LOCATION MAP

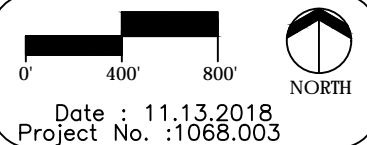




Plotted: November 13, 2018, 8:49:24 AM  
Z:\PROJECTS\1068.003 - Magic Place CDD\Information for Petition\2018 Petition to Expand\CDD Exhibit\_11.13.18.dwg



MAGIC PLACE CDD  
EXHIBIT 2 - CDD BOUNDARY



## EXHIBIT 3 - LEGAL DESCRIPTION

( AS PROVIDED BY THE CLIENT ) ENTIRE BOUNDARY OF PROPOSED CDD

OVERALL PROPERTY A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN S 00°10'26" W, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530 AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN N 89°58'10" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,671.41 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 5158.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE RUN N 89°54'55" W, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 2697.64 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9; THENCE RUN N 89°52'00" W, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1343.11 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN N 00°10'54" E, A DISTANCE OF 2639.75 FEET; THENCE RUN N 00°10'42" E, A DISTANCE OF 1368.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN S 89°51'38" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 704.75 FEET; THENCE RUN N 00°08'22" E, PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1145.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 638.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 458.14 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION

#### PARCEL "A" PARCEL "A" - EXISTING CDD BOUNDARY

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN S 00°10'26" W, ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 132.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530 AND THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE, RUN N 89°58'10" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,671.41 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 89°58'10" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,677.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN N 89°51'38" W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 638.20 FEET TO A POINT LYING 704.75 FEET EASTERLY OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN N 00°08'22" E, PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1,145.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 530; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 638.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 87.08 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION

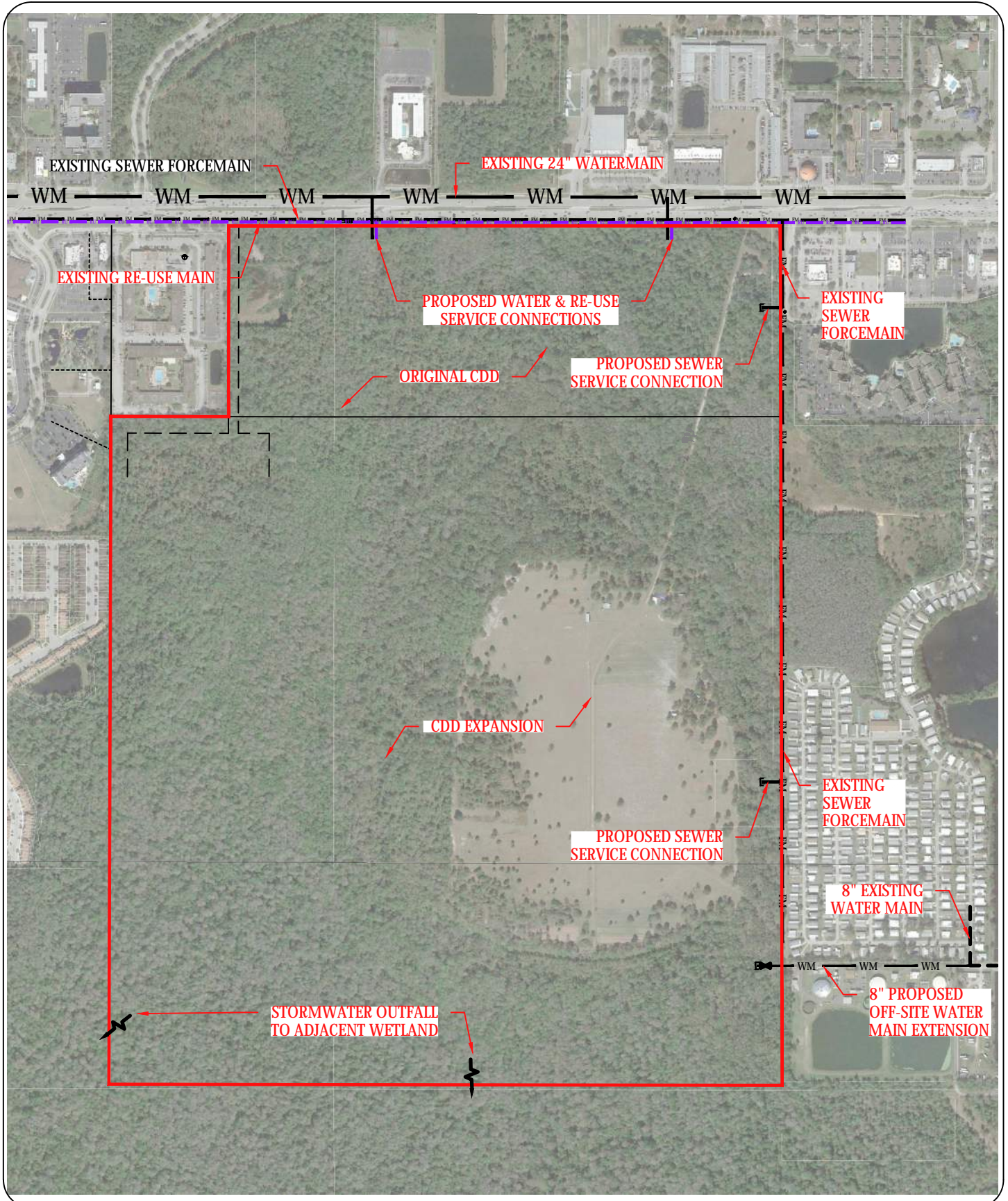
#### PARCEL "B" PARCEL "B" - PROPOSED CDD EXPANSION AREA BOUNDARY

THE EAST 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1277 FEET THEREOF, TOGETHER WITH THE WEST 1/2 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1277 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE RUN N 89°52'00" W, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1,343.11 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 9, THE FOLLOWING TWO (2) COURSES AND DISTANCES: RUN N 00°10'54" E, A DISTANCE OF 2639.75 FEET; THENCE RUN N 00°10'42" E, A DISTANCE OF 1368.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN S 89°51'38" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1,342.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN N 89°58'10" E, ALONG THE SOUTH LINE OF THE NORTH 1277.00 FEET OF THE WEST 1/2 OF SAID SECTION 10, A DISTANCE OF 2,677.17 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 10; THENCE RUN S 00°06'51" E, ALONG SAID EAST LINE, A DISTANCE OF 4013.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 10; THENCE RUN N 89°54'55" W, ALONG SAID SOUTH LINE, A DISTANCE OF 2,697.64 FEET TO THE POINT OF BEGINNING.

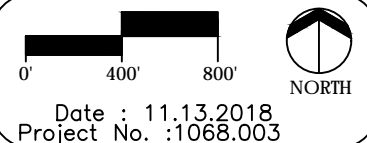
CONTAINING 371.06 ACRES, MORE OR LESS.



Plotted: November 13, 2018, 8:49:55 AM  
Z:\PROJECTS\1068.003 - Magic Place CDD\Information for Petition\2018 Petition to Expand CDD Exhibit\_11.13.18.dwg



MAGIC PLACE CDD  
EXHIBIT 4 - EXISTING UTILITIES





Plotted: November 13, 2018, 8:49:24 AM  
Z:\PROJECTS\1068.003 - Magic Place CDD\Information for Petition\2018 Petition to Expand\CDD Exhibit\_11.13.18.dwg

ENTIRE AREA  
WITHIN THE CDD  
BOUNDARY IS IS  
ZONED -  
"COMMERCIAL  
TOURIST" - ( CT )

US 192

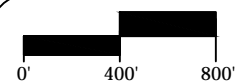
ORIGINAL CDD

CDD EXPANSION

CDD BOUNDARY

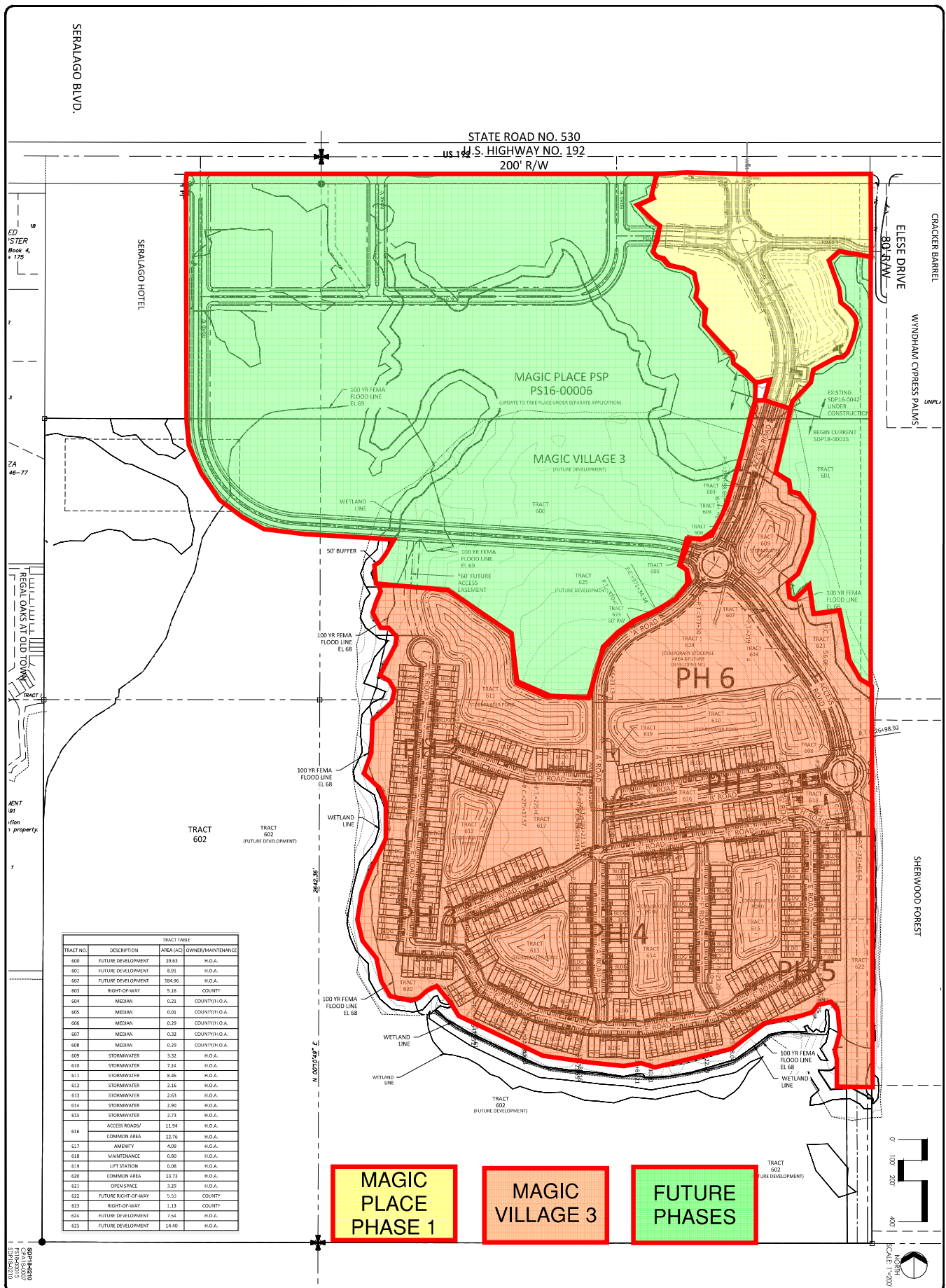


MAGIC PLACE CDD  
EXHIBIT 5 - CT ZONING



Date : 11.13.2018  
Project No. :1068.003





MAGIC PLACE CDD  
EXHIBIT 6 - MASTER DEVELOPMENT AND PHASING PLAN

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Letter from Supervisor of Elections, Osceola  
County



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 16, 2019

Ms. Vivian Carvalho  
District Manager  
PFM Group Consulting, LLC.  
12051 Corporate Blvd.  
Orlando, FL 32817

RE: Magic Place Community Development District – Registered Voters

Dear Ms. Carvalho:

Thank you for your letter of April 12, 2019 requesting confirmation of the number of registered voters within the Magic Place Community Development District as of April 15, 2019.

The number of registered voters within the Magic Place CDD is zero as of April 15, 2019.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

*Vote  
Osceola*



**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Interlocal Agreement with  
Osceola County



**INTERLOCAL AGREEMENT  
BETWEEN OSCEOLA COUNTY, FLORIDA AND  
THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
REGARDING THE EXERCIS OF POWERS AND  
COOPERATION ON PROVIDING ADDITIONAL DISCLOSURE AND NOTICES**

**THIS INTERLOCAL AGREEMENT** (the Interlocal Agreement”), dated as of \_\_\_\_\_, 2019, is entered into by and between **Osceola County, Florida** (the “County”), a political subdivision of the State of Florida and the **Magic Place Community Development District** (the “District” or Petitioner”), a community development district pursuant to the provisions of Chapter 190, *Florida Statutes*, with its District Manager being PFM Financial Advisors, LLC, with offices located at 12051 Corporate Boulevard, Orlando, FL 32817.

**RECITALS:**

**WHEREAS**, the District with consent of 4P Development, LLC, (the “Developer”), as fee simple owner of real property located in Osceola County, Florida, more particularly described on **Exhibit “A”** hereto and incorporated herein by this reference (the “Property” or the “Expansion Area”), did file with the County on February 06, 2019, a petition (the “Petition”) pursuant to the Act (as defined herein) to expand the Magic Place Community Development District by adding approximately 371.06 acres, more or less, to encompass a total area of 458.14 acres, more or less: and

**WHEREAS**, upon review of the Petition and supporting testimony, evidence and the documentation, including but not limited to surveys, plans and specifications and financial data, the Board of County Commissioners of Osceola County (the “County Board”), grant the Petition for Expansion on \_\_\_\_\_, 2019, pursuant to Ordinance Number \_\_\_\_\_ (the “Ordinance”) and

**WHEREAS**, the District consists of that real property wholly within the boundaries described in the Ordinance; and

**WHEREAS**, the District is an independent special district and a local unit of special purpose government which is created pursuant to the Act which has power and authority to issue bonds to finance the cost of design, acquisition and construction of certain public infrastructure, facilities and services and to impose, levy and collect special assessments on land contained within the boundaries of the District and use the revenue there from to pay the debt service on the bonds, as well to maintain the public assets of the District and perform specialized functions as authorized by the Act and the Ordinance; and

**WHEREAS**, the county seeks evidence of the legislative finding of Chapter 190.00 (e)(4) that the District is the best alternative available for delivering community development services and facilities to the Expansion Area that will be served by the District through an acknowledgement of Developer’s intent to provide the District with enhanced infrastructure with the Expansion Area that exceed the County’s Development Code and; and

**WHEREAS**, County seeks an interlocal agreement with the District to further define the responsibility of the District to (i) provide for certain enhanced disclosure regarding the expansion of the District and the existence of liens and special assessments on lands contained within the District’s

boundaries, (ii) provide that annual notice be given by the District to all landowners within the District regarding the date, time and place of the scheduled monthly meetings of the Board of Supervisors for its ensuing fiscal year, and (iii) provide that annual notice be given by the District and Landowners within the District regarding date, time and place of its budgeting hearing; and

**WHEREAS**, the development of the Expansion Area is governed by that certain Preliminary Subdivision Plan (\_\_\_\_PS18-00015\_\_\_\_) \_\_\_\_\_Magic Village 3\_\_\_\_ Plan, approved on \_\_\_\_January 09, 2019 (the “PS”), and other development approvals as may each be amended, updated and modified from time to time (collectively) the “County Development Approvals”; and

**WHEREAS**, these uses within the Expansion Area are consistent with the County Development Approvals and Osceola County Comprehensive Land Use Plan (the County Comprehensive Plan”); and

**WHEREAS**, it is in the mutual interest of the County and the District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of the District; and

**WHEREAS**, Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969” (hereinafter, the “Cooperation Act”), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities, and

**WHEREAS**, the County and the District find this Interlocal Agreement to be necessary proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

**WHEREAS**, the County and the District desire to exercise jointly their common powers and authority concerning the cost effective financing of the acquisition and construction of the infrastructure, public improvements and community facilities; the avoidance of inefficiencies caused by the unnecessary duplication of services and facilities; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

## **ARTICLE I – INTRODUCTION**

**Section 1.01. Authority.** This Interlocal Agreement is entered into pursuant to the authority set forth in the Cooperation Act and the Act, other applicable provisions of law.

**Section 1.02. Recitals and Exhibits.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Interlocal Agreement. All exhibits identified herein and hereby incorporated by reference to the same extent as if fully set forth herein.

**Section 1.03. Authority to Contract.** The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official(s) of the County and the District, each party has complied with applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 1.04. Definitions.** The following terms when used in capitalized form herein shall have the respective meaning indicated below unless the context shall clearly indicate otherwise:

**“District Board”** means the current Board of Supervisors and all subsequent Board of Supervisors for the District.

**“Capital Assessments”** means as apportioned charge levied by the District against a Parcel to satisfy the costs and expenses of the infrastructure improvements, which shall constitute a special assessment lies on the Parcel, this assessment is intended to refer to the Benefit Special Assessments and Special Assessments, as set forth and described in Section 190.021(2) and 190.022 of the Act, respectively.

**“Act”** means the “Uniform Community Development District Act of 1980” codified in Chapter 190, Florida Statutes, as amended from time to time.

**“Parcel”** means a portion of the Property such as a lot, parcel, tract or any other quantity of land capable of being separately conveyed and having a separate folio number assigned by the Tax Collector for Osceola County.

## **ARTICLE II – DISTRICT POWERS**

### **Section 2.01. Exercise of Powers.**

**4. Powers.** The District has and shall retain all powers, rights, obligations and responsibilities granted or imposed by the Act, as amended from time to time, including but not limited to, all general powers and special powers set forth in Sections 190.011, 190.012(l), 190.102(2)(a), 190.012(2)(d), 190.012(3) and 190.012(4), *Florida Statutes*.

## **ARTICLE III – ENHANCED DISCLOSURE AND NOTICE**

**Section 3.01. Enhanced Disclosure of District and Assessments.** In addition to the statutory requirements for disclosure set forth in Sections 190.008, 190.009, 190.048 and 190.0485, the District Board hereby agrees to have executed and filed in the Official Records of Osceola County a “Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments” and a “notice of Lien,” (or similar notices) at the time any Capital Assessments are placed on Parcels within the District. Such notices are intended to inform potential future landowners of land within the boundaries of the District of both the expansion of the District and the existence of liens and special assessments on lands contained within the District, which liens run with the land.

This notice supplements the following notices that will also be placed in the public records of the County on all property within the District:

Notice of Establishment of the District  
This Interlocal Agreement

**Section 3.02. Notice of District Meeting Schedule.** In addition to the statutory notice requirement set forth in Section 190.008(2)(a), the District hereby agrees to publish in a newspaper that meets the requirements of Chapter 190, once a year a notice of District's adopted schedule of meetings of its Board of Supervisors for the ensuing fiscal year ("District Meeting Schedule", which notice shall designate the date, time *and* place of each of the scheduled meeting. The described District Meeting Schedule will also be provided to the Osceola County Manger by mail to the County Administration Building, 1 Courthouse Square, Kissimmee, Florida 34741 or such other address as directed in writing by the County Manger. The District Meeting Schedule shall also be posted online on the District's website as noted in Section 3.03 hereunder.

**Section 3.03. District Website Information.** The District website shall include the Districts' Meeting Schedule and all other information as required by Chapter 189.015(1), 189.016 and 189.069, *Florida Statutes*, which shall include, but is not limited to, the:

1. Full legal name of the District.
2. Public purpose of the District.
3. Name, official addresses, official e-mail address, and if applicable, term and appointing authority for each member of the governing body of the District.
4. Fiscal year of the District.
5. Full text of the special district's charter, the date of establishment, the establishing entity, and a reference to Chapter 910, *Florida Statutes*, under which the District operates, include information relating to any grant of special powers.
6. The mailing address, email address, telephone number and website uniform resource locator of the District.
7. Description of the boundaries or service area of, and the services provided by, the District.
8. Listing of all taxes, fees, assessments, or charges imposed and collected by the District, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge.
9. Primary contact information for the District for purposed of communication from the department.
10. A code of ethics adopted by the District, if applicable, and a hyperlink to generally applicable ethics provisions.
11. Budget of the District and any amendments thereto in accordance with s. 189.016.
12. Final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the District.
13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
14. Public facilities report.
15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information.

**Section 3.04. Notice of annual Budget Hearing.** In addition to the statutory notice requirement set forth in Section 190.008(2)(a), the District hereby agrees to work in cooperation with the Osceola County Property Appraiser and Tax Collector to have notice of the date, time and places of the annual budget hearing placed on the TRIM Notice sent to each landowner in the District. In the event of any increase to assessments, each affected landowner will get notice of the proposed

increase and date, place and time of public hearing to consider such increase. The District shall also post budget information on its Website, as noted in Section 3.03 above.

#### **ARTICLE IV – ENHANCED IMPROVEMENTS AND INFRASTRUCTURE**

**Section 4.01. Acknowledgement of Enhanced Improvements and Infrastructure.** The District hereby acknowledges that they are providing infrastructure that gives access to amenities that meet and exceed the County’s requirements. These include enhanced open space areas, structural recreational facilities, and direct connections to resort style retail/entertainment venues.

#### **ARTICLE V – MISCELLANEOUS PROVISIONS**

**Section 5.01. Notices.** Any notices required or allowed to be delivered shall be in writing and be deemed to be delivered when: (i) hand delivered to the official hereinafter designate, or (ii) upon receipt of such notice when deposited in the United State mail, postage prepaid, certified mail, return receipt requested, addressed to a party at the address set forth opposite the party’s name below, or at such other address as the party or parties shall have been specified by written notice to the other party delivered in accordance herewith. The County notify the District that the County intends to elect to designate an individual within County staff (CDD Coordinator) as the recipient of all notices to be transmitted to the County as described in Article III herein. The District may deliver such notices to the CDD Coordinator by electronic mail (email), hand delivery, certified mail, facsimile, or any other mutually acceptable method of delivery.

If to the County:

County Attorney  
County Administration Building  
1 Courthouse Square  
Kissimmee, Florida 34741

If to the District:

District Manager  
PFM Financial Advisors, LLC  
12051 Corporate Boulevard  
Orlando, Florida 32817

With Copy to:

District Counsel  
CobbCole, P.A.  
Attn: Mark A. Watts, Esq.  
231 N. Woodland Boulevard  
DeLand, Florida 32720

**Section 5.02. Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the County, the District and their respective successors and assigns.

**Section 5.03. Filing and Recording.** The County Board and the District Board hereby authorize and direct, after execution of this Interlocal Agreement by the duly qualified and authorized officers of each of the parties hereto, that this Interlocal Agreement be filed with the Clerk of the Circuit Court of Osceola County, Florida, in accordance with the requirement of Section 163.01(11) of the Cooperation Act. The County shall record this Agreement in the Public Records of Osceola County, at the County's expense.

**Section 5.04. Applicable Law and Venue.** This Interlocal Agreement and the provisions contained herein shall be governed by and construed in accordance with the laws of the State of Florida. In any action, in equity or law, with respect to the enforcement or interpretation of this Interlocal Agreement, venue shall be solely in Osceola County, Florida.

**Section 5.05. Entire Agreement.** This instrument and its exhibits constitute the entire agreement between the parties and supersede all previous discussions, understandings and agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions herein shall be made by the parties in writing by formal amendment, except changes in Chapter 189, 190 or any other Florida Law shall automatically amend this agreement.

**Section 5.06. Continued Effect: Remedies.** Notwithstanding anything herein to the contrary, no provision of this Interlocal Agreement shall be construed to affect, alter, or otherwise impair the District's power to impose, levy and collect Capital Assessments or assessments for operation and maintenance purposes and the failure of the District to comply with or provide the enhanced disclosure or notices as described herein shall not in any manner render the Capital Assessments, the operation and maintenance assessments, or any of the proceedings related thereto ineffective; provided, however, that the District must comply with the additional notice requirements set forth in Section 3.03 hereof for its annual budget hearing to be considered effective. The County's sole remedy for the Districts' failure to preform in accordance with the terms of this Interlocal Agreement shall be an action for mandamus or specific performance, as applicable, by court order, to cause the District to comply with its obligation s hereunder.

**Section 5.07. Effective Date.** This Interlocal Agreement shall become effective after its execution by the authorized representatives of both parties and upon the date of its filing with the Clerk of the Circuit Court of Osceola County, Florida. This Agreement shall also be recorded in the public records of the County to become a part of the title history of properties in the District.

[Signature to follow on next page]

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on this date and year first above written.

**BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_ and \_\_\_\_\_, as the \_\_\_\_\_ and \_\_\_\_\_ of Osceola County Florida, and who have acknowledged that they executed the same on behalf of Osceola County, Florida and that each was authorized to do so. Each is personally known to me or has produced \_\_\_\_\_ as identification.

In witness thereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public State of Florida

Print Name: \_\_\_\_\_

[Signature to follow on next page]

**MAGIC PLACE COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_, as the \_\_\_\_\_ for the Magic Place Community Development District, and who have acknowledged that they executed the same on behalf of the Magic Place Community Development District and that each was authorized to do so. Each is personally known to me or has produced \_\_\_\_\_ as identification.

In witness thereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public State of Florida

Print Name: \_\_\_\_\_



**EXHIBIT A**  
**EXPANSION PROPERTY**  
(Legal Description)

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**


Consideration of Funding Request 41

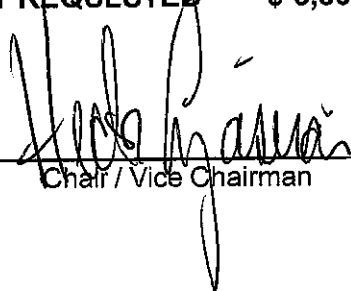
**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request 41**  
03/15/19

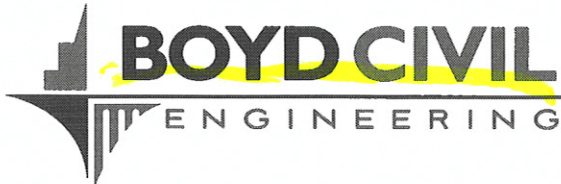
Payee	Invoice #	General Fund FY19
<b>Boyd Civil Engineering</b> 02/04-03/01: Contract 01068.002	02209	\$3,237.50
<b>Cobb Cole</b> Feb. 2019: Legal Svcs thru 02/28/19	152947	\$415.00
<b>Fishkind &amp; Assoc.</b> Jan. 2019: Reimb	24374	\$5.40
Feb. 2019: Reimb	24374	\$23.38
Feb. 2019: Reimb	24374	\$44.46
<b>Osceola News Gazette</b> Legal Ad, 02/23/19	44166	\$55.78
<b>PFM Group Consulting LLC</b> Mar. 2019: Mgmt Fee	24455	\$2,083.33
	<b>TOTAL</b>	<b>\$5,864.85</b>

**CHECK AMOUNT REQUESTED      \$ 5,864.85**

  
Secretary / Asst. Secretary

  
Chair / Vice Chairman

Please make check payable to:  
Magic Place CDD  
12051 Corporate Blvd.  
Orlando, FL 32817



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

## INVOICE

March 6, 2019

Contract: 01068.002

Invoice: 02209

Magic Place CDD  
12051 Corporate Blvd.  
Orlando, FL 32817

Email: Wendic@fishkind.com

FR041  
3/6/19  
001-051-3-31-04

Re: Master Agreement for District Engineer  
Magic Place CDD  
Miscellaneous Hourly Tasks as Requested  
Services Performed: February 4, 2019 – March 3, 2019

### Professional Services:

Date		Description	Hours	Hourly Rate	Total Fee
02/04/19	S. Boyd	Monthly CDD Meeting Via Teleconference	0.5	\$ 185.00	\$92.50
02/09/19	S. Boyd	Engineers Report - CIP Budget for Framework Roads	5	\$ 185.00	\$925.00
02/10/19	S. Boyd	Engineers Report - CIP Budget for Updated Engineer's Report	2	\$ 185.00	\$370.00
02/25/19	S. Boyd	Engineers Report - CIP Budget for Updated Engineer's Report	3	\$ 185.00	\$555.00
02/26/19	S. Boyd	Engineers Report - CIP Budget for Updated Engineer's Report	2	\$ 185.00	\$370.00
02/28/19	S. Boyd	Conf Call RE: Expansion Documents for CIP Budget	1	\$ 185.00	\$185.00
03/01/19	S. Boyd	Finalize CDD Expansion and CIP Budget and Program	4	\$ 185.00	\$740.00
<b>Total</b>			<b>17.5</b>		<b>\$3,237.50</b>

**Total Amount Due: \$3,237.50**



QUALITY • EXPERIENCE • RESPONSIVENESS

# Cobb Cole

Post Office Box 2491  
Daytona Beach, FL 32115  
(386) 255-8171  
Fax (386) 258-5068  
Tax ID No. 59-3415054  
www.CobbCole.com

FR041  
2/28/19  
001-051-3-31-08

Magic Place Community Development District  
c/o Ms. Lisa Malhotra  
Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, FL 32817

March 12, 2019  
Invoice Number 152947

CLIENT: 044745 - Magic Place Community Development District  
MATTER: 001 - General Work in Progress

The enclosed bill is for services rendered for the period ending February 28, 2019  
The breakdown of this bill by matter is as follows:

Matter	Services	Disbursements	Total
001 - General Work in Progress	415.00	0.00	415.00
<b>Total for Services and Disbursements</b>			<b>\$415.00</b>
<b>Past Due Balance</b>			<b>\$977.00</b>
<b>Amount Due</b>			<b>\$1,392.00</b>

Client Ref: 044745 - 001  
Invoice Number 152947

March 12, 2019  
Page 1

Re: 001 General Work in Progress

**Legal Services**

Date		Services	Hours	
02/19/19	MAW	Followed up with district manager regarding updated documents and construction agreements for 3/4 board meeting.	0.60	
02/20/19	MAW	Reviewed draft ordinance and interlocal agreement; Conferred with K. Plenzler regarding same.	0.40	
02/25/19	LGF	Received and reviewed email from V. Carvalho regarding upcoming Board of Directors meeting; Prepared agenda regarding same for MAW.	0.30	
02/28/19	LGF	Received and reviewed email from K. Plenzler regarding Petition to Expand Community Development District.	0.20	
Total for Services			1.50	\$415.00
Total for Services and Disbursements				\$415.00
Past Due Balance				\$977.00
Amount Due				\$1,392.00

Open Invoices for this Matter

Date	Invoice No.	Amount Billed	Amount Paid	Amount Due
02/14/19	152350	977.00	0.00	977.00
Outstanding Amount Due:				977.00

**Current and Outstanding Amount Due:** \$1,392.00

Please return this page with remittance

to  
Cobb Cole  
Post Office Box 2491  
Daytona Beach, FL 32115

Invoice Number 152947  
Bill Date: March 12, 2019  
Client Code: 044745  
Client Name: Magic Place Community Development District  
Matter Code: 001  
Matter Name: General Work in Progress

<b>Total for Services and Disbursements</b>	<u><b>\$415.00</b></u>
<b>Past Due Balance</b>	<b>\$977.00</b>
<b>Amount Due</b>	<u><b>\$1,392.00</b></u>

Amount enclosed: \_\_\_\_\_



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



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

F2041  
3/13/19

## Invoice

Invoice #:	24374
	3/13/2019

File: MagicPlaceCDD

Services:	Amount
Meals	3.70
Car Rental 001-051-3-40-01	28.26
Gas	12.50
Postage 001-051-3-42-01	1.00
Conference Calls 001-051-3-41-01	0.33
Copies 001-051-3-47-01	27.45

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 \$73.24

RECEIVED MAR 14 2019



Reimbursable by Dist? (Y) N

Magic Reserve CDD  
Magic Place CDD  
FISHKIND & ASSOCIATES, INC.  
Expense Report

Account Code \_\_\_\_\_ Employee Name Vivian Carvalho

Travel to: Historic Downtown Kissimmee, FL

Purpose of trip/meeting: Board meeting

	Date	Vendor/Notes	Company Cr.Card	Personal Exp.	
Airfare		Attach itinerary and/or boarding pass.	-----		
Hotel					
Meals					
Meals	3/4/2019	Chipotle	7.41		$\div 2 = 3.705$
Meals					
Car rental	3/4/2019	Enterprise	56.52		$\div 2 = 28.26$
Parking					
Tolls					
Mileage		miles @ \$0.50 per mile	-----		
Mileage		miles @ \$0.50 per mile	-----		
Fuel	3/4/2019	Wawa	25.00		$\div 2 = 12.50$
Other					
Other					
TOTALS			88.93		$\div 2 = 44.46$ per District

Attach receipt for all credit card charges.

Personal expenses will be reimbursed only if receipt is attached (exc. mileage).

Employee signature [Signature]

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

ENTERPRISE LEASING COMPANY OF ORLANDO, 1162 W NEW HAVEN AVE, WEST MELBOURNE, FL 329044075 (321)  
409-9534

RENTAL AGREEMENT REF#  
319531 50P842

## SUMMARY OF CHARGES

RENTER  
CARVALHO, VIVIAN

DATE & TIME OUT  
03/04/2019 09:10 AM

DATE & TIME IN  
03/05/2019 08:00 AM

BILLING CYCLE  
24-HOUR

CAR CLASS CHARGED  
FCAR

VEH #1 2019 GMC ACAD DEN2  
VIN# 1GKKNP1S7KZ185859  
LIC# KCBJ14  
MILES DRIVEN 100  
CAR CLASS: SRAR

RATE SOURCE ACCOUNT  
FISHKIND AND ASSOCIATES, INC.

Charge Description	Date	Quantity	Per	Rate	Total
TIME & DISTANCE	03/04 - 03/05	1	DAY	\$50.00	\$50.00
REFUELING CHARGE	03/04 - 03/05				\$0.00
<b>Subtotal:</b>					<b>\$50.00</b>
<b>Taxes &amp; Surcharges</b>					
FL WASTE TIRE & BATTERY FEE	03/04 - 03/05	1	DAY	\$0.02	\$0.02
SALES TAX	03/04 - 03/05			7%	\$3.70
SC REC - FL SURCHG RECOV	03/04 - 03/05	1	DAY	\$2.00	\$2.00
VEHICLE LICENSE FEE RECOVERY	03/04 - 03/05	1	DAY	\$0.80	\$0.80
<b>Total Charges:</b>					<b>\$56.52</b>
<b>Bill-To / Deposits</b>					
<b>DEPOSITS</b>					<b>(\$56.52)</b>

**Total Estimated Amount Due** **\$0.00**

**PAYMENT INFORMATION**  
**AMOUNT PAID** **TYPE**  
\$56.52 Visa

**CREDIT CARD NUMBER**  
xxxxxxxxxxxx7984

1 day rental ÷ 2 Districts = \$56.52 / 2 = \$28.26 p/  
District



AS REAL AS IT GETS

11680 University Blvd  
Orlando, FL 32817  
321-235-3323

t: Keira  
ER #166

03/04/2019  
11:51 AM  
10067

ken Bowl

6.95

re we doing? Let us know at  
otleFeedback.com. Unique code:

003 100 040 010 577 36

otal

6.95  
0.46

OUT Total  
#XXXXXXXXXX7984  
horizing...  
ice Due

7.41  
7.41  
7.41

Order online at chipotle.com

Wawa #5104  
2499 N. Orange Bloss  
Kissimmee FL 34744  
\*\*\*\*\*  
3/4/2019 11:13:45 A  
Term: JD12014065001  
Appr: 004447  
Seq#: 002100  
Product: Unleaded  
Pump Gallons Price  
03 10.207 \$2.449  
Total Sale \$25.00  
Capture

Visa  
XXXXXXXXXXXX7984  
Swiped

03/04/2019 11:11:43

I agree to pay the  
above Total Amount  
according to Card  
Issuer Agreement.

\*\*\*\*\*

YOUR OPINION MATTERS

Tell us about your  
experience at

\* MyWawaVisit.com \*

Take our survey for  
a chance to win

Wawa swag

gift baskets and  
gift cards valued  
at up to \$500!

Disponible

en Espanol

\*\*\*\*\*

Survey Code: 1803722

Store Number: 05104

\*\*\*\*\*

Please respond  
within 5 days

NO PURCHASE

NECESSARY

See rules at website

## Account Summary Report

Date Range: Feb 1, 2019 to Feb 28, 2019

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		2	\$1.000
	Grand Total		\$1.000



MODERATOR				LOCATION								
BILLING REF# 1 Vivian C.				BILLING REF# 2				BILLING REF# 3				
BILLING REF# 4				12								
CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
124713997	Magic P	02/04/2019	14074942693	9:58AM - 10:01AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.00/MIN	0.00	0.00	.33
124713997		02/04/2019	13867367700	9:59AM - 10:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	
	Magic's	02/04/2019	14072305032	9:59AM - 10:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	
	Amelia N.	02/04/2019	14079487908	9:59AM - 10:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	28	0.00/MIN	0.00	0.00	0.00
124713997		02/05/2019	14079487908	11:12AM - 11:46AM	GLOBALMEET@ AUDIO	TOLL FREE	1	34	0.00/MIN	0.00	0.00	0.00
124713997	Backburn	02/13/2019	19413281111	12:04PM - 12:30PM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.00/MIN	0.00	0.00	0.00
		02/13/2019	19417300361	12:10PM - 12:30PM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.00/MIN	0.00	0.00	
		02/13/2019	19413043400	12:12PM - 12:30PM	GLOBALMEET@ AUDIO	TOLL FREE	1	18	0.00/MIN	0.00	0.00	0.00
124713997	Fieldstone	02/13/2019	19413281111	12:49PM - 1:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	46	0.00/MIN	0.00	0.00	0.00
		02/13/2019	19413043400	12:55PM - 1:14PM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.00/MIN	0.00	0.00	
		02/13/2019	19413043400	12:56PM - 1:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	39	0.00/MIN	0.00	0.00	0.00
		02/13/2019	19417488080	12:58PM - 1:14PM	GLOBALMEET@ AUDIO	TOLL FREE	1	16	0.00/MIN	0.00	0.00	
		02/13/2019	19413043400	1:12PM - 1:32PM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.00/MIN	0.00	0.00	0.00
124713997	Buckhead	02/26/2019	19413599000	11:17AM - 12:15PM	GLOBALMEET@ AUDIO	TOLL FREE	1	58	0.00/MIN	0.00	0.00	0.00

## Copy Count

Account: Magic Place

Amount of Copies: 147

Total \$: 22.05

Month: February 2019

27.45

## Copy Count

Account: Magic Place

Amount of Copies: 30

Total \$: 5.40

Month: January 2019



# OSCEOLA NEWS-GAZETTE

## INVOICE

Advertiser Account Number	Billing Date	Total Amount Due	Invoice Number
27882	02/23/2019	\$55.78	44166
Billing Period	Terms of Payment	Client PO#	Page#
02/01/19-02/28/19	Net 30		1
Sales Rep	Advertiser Name		
OH	<del>FISHKIND &amp; ASSOCIATES</del> , MAGIC Place CDD		

magic Place CDD

~~FISHKIND & ASSOCIATES, MAGIC PLACE~~  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450

FROM

2/23/19

001-051-3-48-01

DATE	REFERENCE#	DESCRIPTION	AMOUNT
02/23/19	26897	ONL Affidavit Fee	\$3.00
02/23/19	26897	ONL NOTICE OF MEETING Magic Place CDD Place	\$52.78
Please update/correct our customer name.			

AMOUNT DUE
\$55.78

**IMPORTANT** - Please detach and return this portion to ensure proper credit.

### PAYMENT TERMS: NET 30

If you have questions concerning your invoice, please call your sales rep or call our business office at (407) 846-7600

CUSTOMER NAME		
<del>FISHKIND &amp; ASSOCIATES</del> , MAGIC Place CDD		
ACCOUNT	BILLING DATE	INVOICE#
27882	02/23/2019	44166
AMOUNT DUE		AMOUNT ENCLOSED
\$55.78		

### REMITTANCE ADDRESS

Osceola News Gazette  
108 Church Street  
Kissimmee, FL 34741

### PAYMENT

CHECK ENCLOSED

☐ Please make check payable to: Osceola News Gazette

Be sure to include your account number on your check. Please do not staple or paperclip payment to remittance stub.

### CHARGE MY CREDIT CARD

MASTERCARD ☐

VISA ☐

DISCOVER ☐

AMEX ☐

Please include credit card number, expiration date, security code and signature.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Exp. \_\_\_\_/\_\_\_\_/\_\_\_\_

CSC \_\_\_\_\_

Signature \_\_\_\_\_



**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:

**February 23, 2019**

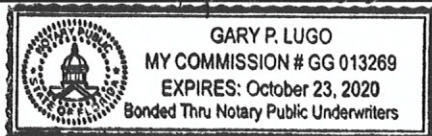
Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that the said  
newspaper has heretofore been  
continuously published in said  
Osceola County, Florida, each week  
and has been entered as periodicals  
postage matter 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**

**25th day of February, 2019**

*Keith Vorse*



*Gary P. Lugo*

**IN THE MATTER OF:  
NOTICE OF MEETING  
Magic Place Community  
Development District**

**FIRST PUBLICATION: Feb. 23, 2019**

**LAST PUBLICATION: Feb. 23, 2019**

**NOTICE OF MEETING  
Magic Place Community Development District**

A meeting of the Board of Supervisors of the Magic Place Community Development District will be held Monday, March 4, 2019, at 10:00 a.m. The Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room #315, Kissimmee, FL 34741. The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from Fishkind & Associates, 12051 Corporate Blvd., Orlando, Florida 32817.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 such appeal is to be based.

Vivian Carvalho  
District Manager  
February 23, 2019



**Make remittance to: Osceola News-Gazette, 108 Church Street,  
Kissimmee, FL 34741**

**Phone: (407) 846-7600 Fax: (321) 402-2946**

**Email: [legalads@osceolanewsgazette.com](mailto:legalads@osceolanewsgazette.com)**

**You can also view your Legal Advertising on  
[www.AroundOsceola.com](http://www.AroundOsceola.com) or [www.FloridaPublicNotices.com](http://www.FloridaPublicNotices.com)**





Date	Invoice Number
March 14, 2019	24455
Payment Terms	Due Date
Upon Receipt	March 14, 2019

Bill To: Magic Place CDD  12051 Corporate Blvd. Orlando, FL 32817 United States of America
---

RECEIVED  
MAR 15 2019

Company Address: 1735 Market Street 43rd Floor Philadelphia, PA 19103 +1 (215) 567-6100  Federal Tax ID: 81-1642478
---

**Remittance Options:**

Via ACH (preferred):	Via Wire:	Via Mail:
PFM Group Consulting LLC Bank Name:M&T Bank ACH# (ACH): 031302955 Account #: 9865883822	Bank Name:M&T Bank ABA# (Wire): 022000046 Account #: 9865883822	PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

District Management Fee: March 2019 001-051-3-31-02 2,083.33

**Balance Due**

FR 041  
3/14/19

**\$2,083.33**

RECEIVED MAR 15 2019

# **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

Review of District's Financial Position

**Magic Place CDD**  
Statement of Financial Position  
As of 03/31/19

**General Fund**

**Assets**

**Current Assets**

General Checking Account	\$4,215.81
Accounts Receivable - Due from Developer	5,864.85
Total Current Assets	<u>\$10,080.66</u>

<b>Total Assets</b>	<u><u>\$10,080.66</u></u>
---------------------	---------------------------

**Liabilities and Net Assets**

**Current Liabilities**

Accounts Payable	\$5,864.85
Total Current Liabilities	<u>\$5,864.85</u>

<b>Total Liabilities</b>	<u><u>\$5,864.85</u></u>
--------------------------	--------------------------

**Net Assets**

Net Assets, Unrestricted	(\$3,742.50)
Net Assets, General Government	7,785.89
Current Year Net Assets, General Government	172.42
<b>Total Net Assets</b>	<u><u>\$4,215.81</u></u>

<b>Total Liabilities and Net Assets</b>	<u><u>\$10,080.66</u></u>
---	---------------------------

**Magic Place CDD**  
Statement of Activities  
As of 03/31/19

**General Fund**

**Revenues**

Developer Contributions	\$27,891.98
Total Revenues	<u>\$27,891.98</u>

**Expenses**

Management	\$12,499.98
Engineering	3,751.74
District Counsel	1,719.00
Travel and Per Diem	299.53
Telephone/Conference Calls	15.84
Postage & Shipping	4.30
Copies	127.65
Legal Advertising	279.03
Dues, Licenses, and Fees	175.00
General Liability Insurance	5,610.00
Inter-Fund Transfers	3,237.50
Total Expenses	<u>\$27,719.57</u>

**Other Revenues (Expenses) & Gains (Losses)**

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

<b>Change In Net Assets</b>	<b>\$172.41</b>
-----------------------------	-----------------

<b>Net Assets At Beginning Of Year</b>	<b><u>\$4,043.39</u></b>
--	--------------------------

<b>Net Assets At End Of Year</b>	<b><u><u>\$4,215.80</u></u></b>
----------------------------------	---------------------------------

**Magic Place CDD**  
 Budget to Actual  
 For the month ending 03/31/19

	YTD Actual	YTD Budget	YTD Variance	FY 2019 Adopted Budget
<b><u>Revenues</u></b>				
Developer Contributions	\$27,891.98	\$34,700.00	\$(6,808.02)	\$69,400.00
<b>Net Revenues</b>	<b>\$27,891.98</b>	<b>\$34,700.00</b>	<b>\$(6,808.02)</b>	<b>\$69,400.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Management	\$12,499.98	\$12,500.00	\$(0.02)	\$25,000.00
Engineering	3,751.74	5,000.00	(1,248.26)	10,000.00
District Counsel	1,719.00	12,500.00	(10,781.00)	25,000.00
Travel and Per Diem	299.53	0.00	299.53	0.00
Telephone/Conference Calls	15.84	250.00	(234.16)	500.00
Postage & Shipping	4.29	150.00	(145.71)	300.00
Copies	127.65	250.00	(122.35)	500.00
Legal Advertising	279.03	839.50	(560.47)	1,679.00
Dues, Licenses, and Fees	175.00	125.00	50.00	250.00
General Liability Insurance	5,610.00	3,085.50	2,524.50	6,171.00
Inter-Fund Transfers	3,237.50	0.00	3,237.50	0.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$27,719.56</b>	<b>\$34,700.00</b>	<b>\$(6,980.44)</b>	<b>\$69,400.00</b>
<b>Total Expenses</b>	<b>\$27,719.56</b>	<b>\$34,700.00</b>	<b>\$(6,980.44)</b>	<b>\$69,400.00</b>
<b>Net Income (Loss)</b>	<b>\$172.42</b>	<b>\$0.00</b>	<b>\$172.42</b>	<b>\$0.00</b>