

# Magic Place Community Development District

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The meeting of the Board of Supervisors of the Magic Place Community Development District will be held Monday, August 3, 2020 at 10:00 a.m. via conference call due to the COVID-19 Executive Order 20-179. Attached to this Agenda is a copy of the Executive Order 20-179. The following is the proposed agenda for this meeting

**Call in number: 1-844-621-3956 (New)**

**Passcode: 790 562 990 # (New)**

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
  - Roll Call
  - Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]
1. Discussion regarding Executive Order 20-179
  2. Consideration of Minutes of the June 1, 2020 Board of Supervisors' Meeting

### **General Business Matters**

3. Review & Acceptance of Fiscal Year 2019 Audit Report
4. Public Hearing on the Adoption of the District's Annual Budget
  - 1) Public Comments and Testimony
  - 2) Board Comments
  - 3) Consideration of Resolution 2020-04, Adopting the Fiscal Year 2021 Budget and Appropriating Funds
5. Consideration of Fiscal Year 2021 Developer Funding Agreement
6. Consideration of Resolution 2020-05, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021
7. Consideration of Resolution 2020-06, Granting the Chairman Authority to Execute Real and Personal Property
8. Review & Consideration of PFM District Management Services Engagement Letter
9. Review & Consideration of Agreement with VGlobal Tech for Website Maintenance Services
10. Ratification of Requisitions 2019-13-2019-16
11. Ratification of Funding Requests 59-68
12. Review of District Financial Statements



### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
- Audience Comments
- Supervisors Requests

### **Adjournment**



**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Discussion regarding Executive Orders  
20-179

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR

### EXECUTIVE ORDER NUMBER 20-179

(Emergency Management – COVID-19 – Local Government Public Meetings)

**WHEREAS**, Executive Order 20-69, as extended by Executive Order 20-112, Executive Order 20-123, Executive Order 20-139 and Executive Order 20-150, expires on August 1, 2020, unless extended; and

**WHEREAS**, Executive Order 20-69 requires amendment to address foreseeable Truth in Millage (“TRIM”), non ad valorem assessment, and value adjustment board related issues.

**NOW, THEREFORE, I, RON DESANTIS**, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

#### Section 1.

Executive Order 20-69 is amended to include Section 5, as follows:

A. For any taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem assessment, including, but not limited to, those under section 197.3632, Florida Statutes, I hereby suspend any Florida Statute that requires a quorum or supermajority of the membership to be present in person or requires the local government body to meet at a specific public place.

B. A taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem



assessment including, but not limited to, those under section 197.3632, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on October 15, 2020.

## Section 2.

Executive Order 20-69 is amended to include Section 6, as follows:

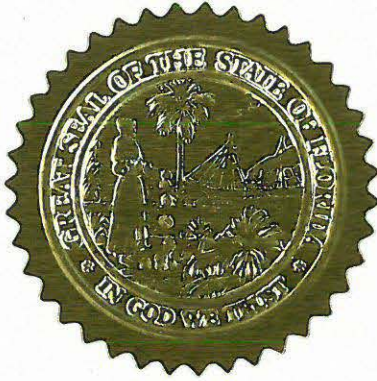
A. For any value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, I hereby suspend any Florida Statute or rule that requires a quorum or individual to be present in person or requires the local government body or individual to meet at a specific public place.

B. A value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

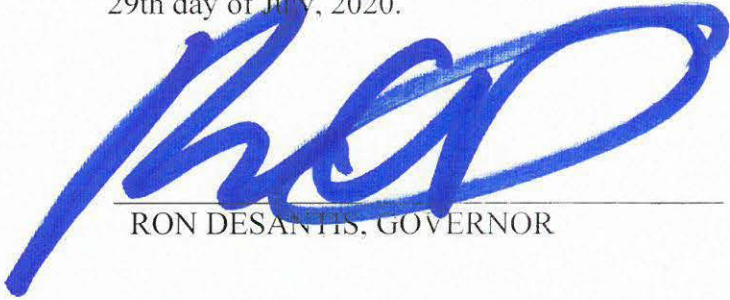
C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on December 15, 2020.

Section 3. Except as amended herein, I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139 and 20-150, until 12:01 a.m. on September 1, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 29th day of July, 2020.

  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF STATE

FILED  
2020 JUL 29 AM 11:46  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the June 1,  
2020 Board of Supervisors' Meeting

## **MINUTES OF MEETING**

### **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

### **BOARD OF SUPERVISORS' MEETING MINUTES**

**Monday, June 1, 2020 at 10:00AM**

**Via conference call due to the COVID-19 Executive Order 20-112 & 20-114.**

Board Members in attendance via conference call:

Hector Lizasuain	Chairperson	(via phone)
Nayara Longaray	Assistant Secretary	(via phone)
Dennis Swick	Assistant Secretary	(via phone)
Sue Legentil	Assistant Secretary	(via phone)

Also Present via conference call:

Vivian Carvalho	District Manager- PFM Group Consulting, LLC	(via phone)
Venessa Ripoll	PFM Group Consulting, LLC	(via phone)
Amy Champagne	PFM Group Consulting, LLC	(via phone)
Mark Watts	District Counsel - Cobb Cole	(via phone)
Steve Boyd	District Engineer - Boyd Civil Engineering	(via phone)

### **FIRST ORDER OF BUSINESS**

### **Organizational Matters**

#### **Call to Order and Roll Call**

Ms. Carvalho called the Magic Place Community Development District Board of Supervisors meeting to order at 10:17 a.m. Executive Order 20-112 & 114 allows for Board to conduct this meeting via phone. Those in attendance via speaker phone are outlined above.

#### **Public Comment Period**

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

#### **Discussion regarding Executive Orders 20-114**

This meeting is being done virtually via video and teleconference in accordance with the Executive Order 20-114. It is an extension of Executive Order 20-112 and the original Executive Order 20-52. The Executive Orders were extended through July 7, 2020. In the agenda packet is a copy of

the Executive Order. Once meetings resume in person a resolution will be included at a future meeting to ratify the action taken by the Board at the virtual meetings.

## **SECOND ORDER OF BUSINESS**

### **General Business Matters**

#### **Consideration of Minutes of the May 4, 2020 Board of Supervisors' Meeting**

The Board reviewed the Minutes of the May 4, 2020 Board of Supervisors' Meeting.

On Motion by Mr. Swick, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the May 4, 2020 Board of Supervisors' Meeting.

#### **Discussion & Consideration of Revised Proposed Budget for FY 2021**

Ms. Carvalho explained District staff had discussions with the Developer who is in the process of approaching the Tax Collector for platting but will not have finished CO units during Fiscal Year 2021. It was not advantageous to proceed with levying assessments as originally anticipated during the May meeting. The Total Revenue is \$192,351.50 but it still under Developer Contribution. At the Public Hearing on August 3, 2020 the District will be asked to approve a Developer Funding Agreement.

Mr. Swick asked about the Tax Collector and if the District needs to notify them. Ms. Carvalho stated the District already has an agreement with the Tax Collector but part of the discussion that took place offline after the May meeting with the Developer is that the Developer will not have platted units and certified units where an end user will be in those units during Fiscal Year 2021. So to levy assessments would put a lot of burden on the Developer. Instead of levying assessments the Developer will be funding the project. As expenses come in the Developer will have a funding request sent from the District Manager's Office to pay for the contractual operation and maintenance obligations.

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 Revised Proposed Budget for FY 2021 for a Total Revenue of \$192,351.50.

**Consideration of Resolution 2020-03, Approving a Preliminary Budget FY 2021 and Setting a Public Hearing Date**

District staff suggested August 3, 2020 at 10:00 a.m. at the Historic Building at the Public Hearing date. Exhibit A is the Revised Preliminary Budget the Board just approved.

On Motion by Mr. Lizasuain, second by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2020-03, Approving a Preliminary Budget FY 2021 and Setting a Public Hearing Date for August 3, 2020 at 10:00 a.m. at the Historic Building in Osceola County for a Total Revenue Amount of \$192, 351.50.

**Ratification of Requisitions 2019-6 – 2019-12**

The Board reviewed Requisition 2019-6 – 2019-12. This has been reviewed by the Developer, District Engineer and signed off by the Chair prior to the Board proceeded getting it funded to the actual contract. She requested a motion from the Board to ratify Requisitions 2019-6 – 2019-12.

On Motion by Mr. Swick, second by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Requisitions 2019-6 – 2019-12.

**Consideration of Funding Request 58**

The Board reviewed Funding Request 58. These have been approved by the Chair and just need to be ratified by the Board.

On Motion by Mr. Lizasuain, second by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Funding Request 58.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel - No Report

District Engineer - No Report

District Manager - Ms. Carvalho noted Mr. Ripoll sent out the latest financial statements this morning which depict expenses through April 30, 2020. No action was required.

The July meeting for Magic Place will be cancelled. The next meeting will be August 3, 2020 at 10:00 a.m. and the Public Hearing for the Adoption of the Budget will be taking place.

**Supervisor and Audience  
Comments**

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

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

On Motion by Mr. Swick, second by Ms. Longaray, with all in favor, the June 1, 2020 Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:27 AM.

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

\_\_\_\_\_  
Chairperson /Vice Chairperson

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Review & Acceptance of Fiscal Year 2019 Audit  
Report



**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2019**

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Magic Place Community Development District  
Osceola County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Magic Place Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Magic Place Community Development District, Osceola County, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 2016-22 of the Board of County Commissioners of Osceola County, Florida enacted on February 15, 2016 and no audit was required for the prior fiscal year. As a result, the balances as of and for the fiscal year ended September 30, 2018 are unaudited.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$631,014).
- The change in the District's total net position in comparison with the prior fiscal year was (\$635,057), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$18,225,606 an increase of \$18,221,563 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2019	2018 (Unaudited)
Current and other assets	\$ 18,243,752	12,202
Total assets	18,243,752	12,202
Current liabilities	74,766	8,159
Long-term liabilities	18,800,000	-
Total liabilities	18,874,766	8,159
Net Position		
Net investment in capital assets	(3,049,308)	-
Restricted for debt service	2,414,259	-
Unrestricted	4,035	4,043
Total net position	\$ (631,014)	\$ 4,043

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to the bond issuance costs incurred during the current fiscal year on newly issued Series 2019 Bonds.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018 (Unaudited)
Revenues:		
Program revenues		
Operating grants and contributions	\$ 55,622	\$ 43,783
Capital grants and contributions	11,302	-
Total revenues	<u>66,924</u>	<u>43,783</u>
Expenses:		
General government	55,630	43,783
Interest	56,620	-
Bond issuance costs	589,731	-
Total expenses	<u>701,981</u>	<u>43,783</u>
Change in net position	<u>(635,057)</u>	<u>-</u>
Net position - beginning	4,043	4,043
Net position - ending	<u>\$ (631,014)</u>	<u>\$ 4,043</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$701,981. The costs of the District's activities were partially funded by program revenues. They are comprised primarily of Developer contributions. In total, expenses increased primarily as a result of bond issuance costs and interest expense recognized on the newly issued Series 2019 Bonds.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

## DEBT ADMINISTRATION

At September 30, 2019, the District had \$18,800,000 of Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that the general operations of the District will increase as the infrastructure is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Magic Place Community Development District's Finance Department at 12051 Corporate Boulevard, Orlando, Florida 32817.



**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 10,130
Due from Developer	12,051
Restricted assets:	
Investments	18,221,571
Total assets	<u>18,243,752</u>
<b>LIABILITIES</b>	
Accounts payable	12,388
Accrued interest payable	56,620
Unearned revenue	5,758
Non-current liabilities:	
Due in more than one year	18,800,000
Total liabilities	<u>18,874,766</u>
<b>NET POSITION</b>	
Net investment in capital assets	(3,049,308)
Restricted for debt service	2,414,259
Unrestricted	4,035
Total net position	<u>\$ (631,014)</u>

See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 55,630	\$ -	\$ 55,622	\$ -	\$ (8)
Maintenance and operations	-	-	-	11,302	11,302
Interest on long-term debt	56,620	-	-	-	(56,620)
Bond issuance costs	589,731	-	-	-	(589,731)
Total governmental activities	701,981	-	55,622	11,302	(635,057)
					Change in net position (635,057)
					Net position - beginning 4,043
					Net position - ending <u>\$ (631,014)</u>

See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 10,130	\$ -	\$ -	\$ 10,130
Investments	-	2,470,879	15,750,692	18,221,571
Due from Developer	12,051	-	-	12,051
<b>Total assets</b>	<b>\$ 22,181</b>	<b>\$ 2,470,879</b>	<b>\$ 15,750,692</b>	<b>\$ 18,243,752</b>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 12,388	\$ -	\$ -	\$ 12,388
Unearned revenue	5,758	-	-	5,758
<b>Total liabilities</b>	<b>18,146</b>	<b>-</b>	<b>-</b>	<b>18,146</b>
Fund balances:				
Restricted for:				
Debt service	-	2,470,879	-	2,470,879
Capital projects	-	-	15,750,692	15,750,692
Unassigned	4,035	-	-	4,035
<b>Total fund balances</b>	<b>4,035</b>	<b>2,470,879</b>	<b>15,750,692</b>	<b>18,225,606</b>
<b>Total liabilities and fund balances</b>	<b>\$ 22,181</b>	<b>\$ 2,470,879</b>	<b>\$ 15,750,692</b>	<b>\$ 18,243,752</b>

See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds	\$	18,225,606
--	----	------------

Amounts reported for governmental activities in the statement of net position are different because:

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable		(56,620)
Bonds payable		<u>(18,800,000)</u>
Net position of governmental activities	\$	<u><u>(631,014)</u></u>

See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Developer contributions	\$ 55,622	\$ -	\$ 11,302	\$ 66,924
Total revenues	55,622	-	11,302	66,924
<b>EXPENDITURES</b>				
Current:				
General government	55,630	-	-	55,630
Debt service:				
Bond issue costs	-	-	589,731	589,731
Total expenditures	55,630	-	589,731	645,361
Excess (deficiency) of revenues over (under) expenditures	(8)	-	(578,429)	(578,437)
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond proceeds	-	2,470,879	16,329,121	18,800,000
Total other financing sources (uses)	-	2,470,879	16,329,121	18,800,000
Net change in fund balances	(8)	2,470,879	15,750,692	18,221,563
Fund balances - beginning	4,043	-	-	4,043
Fund balances - ending	\$ 4,035	\$ 2,470,879	\$ 15,750,692	\$ 18,225,606

See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 18,221,563
--	---------------

Amounts reported for governmental activities in the statement of activities  
are different because:

Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(18,800,000)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(56,620)</u>
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Change in net position of governmental activities	<u><u>\$ (635,057)</u></u>
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See notes to the financial statements

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Magic Place Community Development District ("District") was created on February 15, 2016 by Ordinance No. 2016-22 of Osceola County and established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are presently elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019 all of the Board members are affiliated with ICI Homes, LLC. ("Developer").

The Board has the final responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments levied on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) Subject to certain limited exceptions set forth in the District's annual appropriations resolution, all budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
US Bank Gcts0210	\$ 18,221,571	N/A	N/A
Total Investments	<u>\$ 18,221,571</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Investments (Continued)**

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## **NOTE 5 – CAPITAL ASSETS**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$70,017,357 and is to be completed in several phases. Phase 1 of the project is estimated to cost \$23,395,051, approximately \$2.7 million has been paid by the Developer and \$15,750,692 is intended to be paid from the proceeds of Series 2019 Bonds issued during the current year to partially fund this phase. The infrastructure will include master roadway systems, water distribution systems, reclaimed water distribution systems, wastewater collection systems, undergrounding of electrical distribution systems, landscaping and hardscaping, conservation areas, and stormwater management systems. The Developer has entered into a Completion Agreement that will obligate the Developer to complete the portion of the project not funded from Bond proceeds.

Subsequent to fiscal year end, the District acquired infrastructure improvements from the Developer with proceeds from the Series 2019 Bonds as described in Note 10.

## **NOTE 6 – LONG-TERM LIABILITIES**

### **Series 2019**

On August 28, 2019, the District issued \$18,800,000 of Special Assessment Revenue Bonds, Series 2019 consisting of multiple Term Bonds with due dates ranging from May 1, 2024 to May 1, 2051 and fixed interest rates ranging from 3.625% to 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2051.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019 Bonds	\$ -	\$ 18,800,000	\$ -	\$ 18,800,000	\$ -
Total	\$ -	\$ 18,800,000	\$ -	\$ 18,800,000	\$ -

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ -	\$ 520,898	\$ 520,898
2021	-	815,319	815,319
2022	325,000	812,373	1,137,373
2023	335,000	803,447	1,138,447
2024	345,000	791,303	1,136,303
2025-2029	1,950,000	3,748,183	5,698,183
2030-2034	2,380,000	3,324,644	5,704,644
2035-2039	2,965,000	2,757,227	5,722,227
2040-2044	3,705,000	2,041,448	5,746,448
2045-2049	4,630,000	1,128,375	5,758,375
2050-2051	2,165,000	158,513	2,323,513
	<u>\$ 18,800,000</u>	<u>\$ 16,901,730</u>	<u>\$ 35,701,730</u>

## NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

### Governmental Funds

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$55,622 which includes a receivable of \$12,051 at September 30, 2019. The Developer also contributed \$11,302 to the capital projects fund in order to fund a portion of bond issuance costs during the current fiscal year.

The District's activities are dependent on the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

## NOTE 10 – SUBSEQUENT EVENTS

Subsequent to fiscal year end the District reimbursed the Developer amounts in excess of \$7.5 million for costs incurred in connection with the construction project using proceeds from Series 2019 Bonds.

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contribution	\$ 69,400	\$ 55,622	\$ (13,778)
Total revenues	<u>69,400</u>	<u>55,622</u>	<u>(13,778)</u>
EXPENDITURES			
Current:			
General government	69,400	55,630	13,770
Total expenditures	<u>69,400</u>	<u>55,630</u>	<u>13,770</u>
Net change in fund balances	<u>\$ -</u>	(8)	<u>\$ (8)</u>
Fund balance - beginning		<u>4,043</u>	
Fund balance - ending		<u>\$ 4,035</u>	

See notes to required supplementary information

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



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## **INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Magic Place Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Magic Place Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2020.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 30, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Magic Place Community Development District  
Osceola County, Florida

We have examined Magic Place Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Magic Place Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2020



# Grau & Associates

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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
Magic Place Community Development District  
Osceola County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Magic Place Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated June 30, 2020.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2020, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Magic Place Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Magic Place Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2020

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None.

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

Not applicable. First year audit.

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2020-04,  
Adopting the Fiscal Year 2021 Budget and  
Appropriating Funds

## **RESOLUTION 2020-04**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Magic Place Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020-2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set August 3, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Magic Place Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Magic Place Community Development District, for Fiscal Year 2020-2021, the sum of \$\_\_\_\_\_ to be funded by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020-2021 or within 60 days following the end of the Fiscal Year 2020-2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF AUGUST, 2020.**

ATTEST:

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_



**Exhibit A**  
**Magic Place Community Development District**  
**Proposed FY2021 Operations & Maintenance Budget**

	<b>FY 2020 Adopted Budget</b>	<b>FY 2021 Proposed Budget</b>
<b><u>Revenues</u></b>		
Developer Contributions	\$84,926.00	\$192,351.50
<b>Net Revenues</b>	<b>\$84,926.00</b>	<b>\$192,351.50</b>
<b><u>CDD General &amp; Administrative Expenses</u></b>		
Trustee Services	\$4,000.00	\$4,000.00
Management	\$25,000.00	\$31,500.00
Engineering	\$10,000.00	\$10,000.00
Dissemination Agent	\$5,000.00	\$5,000.00
District Counsel	\$25,000.00	\$25,000.00
Assessment Administration	\$0.00	\$7,500.00
Re-Amortization Schedule	\$250.00	\$250.00
Audit	\$3,500.00	\$3,500.00
Travel and Per Diem	\$500.00	\$0.00
Telephone	\$200.00	\$0.00
Postage & Shipping	\$300.00	\$0.00
Copies	\$500.00	\$0.00
Legal Advertising	\$1,679.00	\$1,679.00
Contingency	\$250.00	\$250.00
Web Site Maintenance	\$2,400.00	\$2,400.00
Dues, Licenses, and Fees	\$175.00	\$175.00
Public Officials' Liability Insurance	\$2,778.00	\$2,847.00
General Liability Insurance	\$3,394.00	\$3,478.00
Irrigation	\$0.00	\$17,000.00
Lake Maintenance	\$0.00	\$11,602.50
Landscaping Maintenance and Material	\$0.00	\$49,170.00
Streetlights	\$0.00	\$17,000.00
<b>Total Expenses</b>	<b>\$84,926.00</b>	<b>\$192,351.50</b>

**Magic Place Community Development District  
FY 2021 Proposed Debt Service Budget**

**FY2021 Proposed  
Series 2019 Budget**

**REVENUES:**

Capitalized Interest	\$ 1,222,978.14
<b>TOTAL REVENUES</b>	<b><u>\$ 1,222,978.14</u></b>

**EXPENDITURES:**

Interest 11/01/2020	\$ 407,659.38
Interest 5/1/2021	\$ 407,659.38
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 815,318.76</u></b>

<b>EXCESS REVENUES</b>	<b><u>\$ 407,659.38</u></b>
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Interest 11/01/2021	\$ 407,659.38
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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Fiscal Year 2021 Developer  
Funding Agreement

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this 3rd day of August, 2020, by and between:

**MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola , Florida (hereinafter "**District**"), and

**4P DEVELOPMENT, LLC**, a Florida Limited Liability Corporation and a landowner in the District (hereinafter "**Developer**").

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the Fiscal Year 2020/2021, which year commences on October 1, 2020, and concludes on September 30, 2021; and

**WHEREAS**, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2020/2021 budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the District's Fiscal Year 2020/2021 budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2020/2021 Budget" in the public records of OSCEOLA County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2020/2021 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for OSCEOLA County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the OSCEOLA County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in

this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[SIGNATURE PAGE TO FOLLOW]

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

Attest:

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

\_\_\_\_\_  
Witness for Developer

**4P DEVELOPMENT, LLC, A FLORIDA  
LIMITED LIABILITY CORPORATION**

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

**EXHIBIT A:** Property Description

**EXHIBIT B:** Fiscal Year 2020/2021 General Fund Budget



## EXHIBIT A

## EXHIBIT "1"

### LEGAL DESCRIPTION

#### 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 2697.84 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°08'51" 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 371.08 ACRES, MORE OR LESS.

## EXHIBIT B

**Exhibit A**  
**Magic Place Community Development District**  
**Proposed FY2021 Operations & Maintenance Budget**

	<b>FY 2020 Adopted Budget</b>	<b>FY 2021 Proposed Budget</b>
<b><u>Revenues</u></b>		
Developer Contributions	\$84,926.00	\$192,351.50
<b>Net Revenues</b>	<b>\$84,926.00</b>	<b>\$192,351.50</b>
<b><u>CDD General &amp; Administrative Expenses</u></b>		
Trustee Services	\$4,000.00	\$4,000.00
Management	\$25,000.00	\$31,500.00
Engineering	\$10,000.00	\$10,000.00
Dissemination Agent	\$5,000.00	\$5,000.00
District Counsel	\$25,000.00	\$25,000.00
Assessment Administration	\$0.00	\$7,500.00
Re-Amortization Schedule	\$250.00	\$250.00
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Postage & Shipping	\$300.00	\$0.00
Copies	\$500.00	\$0.00
Legal Advertising	\$1,679.00	\$1,679.00
Contingency	\$250.00	\$250.00
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Dues, Licenses, and Fees	\$175.00	\$175.00
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Irrigation	\$0.00	\$17,000.00
Lake Maintenance	\$0.00	\$11,602.50
Landscaping Maintenance and Material	\$0.00	\$49,170.00
Streetlights	\$0.00	\$17,000.00
<b>Total Expenses</b>	<b>\$84,926.00</b>	<b>\$192,351.50</b>

**Magic Place Community Development District  
FY 2021 Proposed Debt Service Budget**

**FY2021 Proposed  
Series 2019 Budget**

**REVENUES:**

Capitalized Interest	\$ 1,222,978.14
<b>TOTAL REVENUES</b>	<b><u>\$ 1,222,978.14</u></b>

**EXPENDITURES:**

Interest 11/01/2020	\$ 407,659.38
Interest 5/1/2021	\$ 407,659.38
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 815,318.76</u></b>

<b>EXCESS REVENUES</b>	<b><u>\$ 407,659.38</u></b>
------------------------	-----------------------------

Interest 11/01/2021	\$ 407,659.38
---------------------	---------------

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2020-05, Adopting  
the Annual Meeting Schedule for Fiscal Year  
2020-2021

**RESOLUTION 2020-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
MAGIC PLACE COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING THE ANNUAL MEETING  
SCHEDULE FOR FISCAL YEAR 2020-2021**

**WHEREAS**, the Magic Place Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

**WHEREAS**, the Board has proposed the Fiscal Year 2020-2021 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2020-2021 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF AUGUST, 2020.**

**ATTEST:**

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice Chairman

**EXHIBIT “A”**

**BOARD OF SUPERVISORS MEETING DATES  
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020-2021**

**Monday, October 5, 2020  
Monday, November 2, 2020  
Monday, December 7, 2020  
Monday, January 4, 2021  
Monday, February 1, 2021  
Monday, March 1, 2021  
Monday, April 5, 2021  
Monday, May 3, 2021  
Monday, June 1, 2021  
Monday, July 7, 2021  
Monday, August 2, 2021  
Monday, September 6, 2021**

All meetings will convene at The Historic Courthouse, 3 Courthouse Square, 3rd Floor  
Conference Room #315, Kissimmee, FL at 10:00 a.m.



**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2020-06, Granting  
the Chairman Authority to Execute Real and  
Personal Property

## **RESOLUTION 2020-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRMAN THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS, AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Magic Place Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 2016-22, duly enacted by the Board of County Commissioners of Osceola County, Florida, on February 15, 2016 and becoming effective on February 16, 2016; and

**WHEREAS**, Chapter 190, Florida Statutes (2019), authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure, sanitary sewer facilities, water distribution system, reuse water system, stormwater system, electrical service systems, conservation mitigation, onsite and offsite public roadway improvements; and

**WHEREAS**, the District has adopted an Engineer's Report updated as of August 7, 2019 (the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed thereto (the "Improvements"); and

**WHEREAS**, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements (the "Permits and Conveyances"); and

**WHEREAS**, to facilitate the efficient development of the Improvements, the District desires to authorize the Chairman to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan (the "Conveyance Authority"); and

**WHEREAS**, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal,

consistent with the District's improvement plan and necessary for the development of the Improvements; and

**WHEREAS**, the Board of Supervisors finds that granting to the Chairman the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

**SECTION 1. INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. DELEGATION OF AUTHORITY.** The Chairman of the District's Board of Supervisors is hereby authorized to sign, accept or execute Permits and Conveyances as defined above. The Vice Chairman, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances signed by the Chairman. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

**SECTION 3. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice Chairman

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of PFM District  
Management Services Engagement Letter



July 27, 2020

Mr. Lizasuain  
Chairperson of the Board of Supervisors  
Magic Place Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817

Dear Mr. Lizasuain:

**pfm**

---

12051 Corporate Blvd.  
Orlando, FL 32817  
407.723.5900

---

**pfm.com**

Thank you for the opportunity to continue serving as District Manager to the Magic Place Community Development District (the "District"). The agreement in place between our firm and the District dated January 11, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting a fee increase from \$25,000 to \$31,500 for the year.

Please note this change will be effective on the billing for October 2020, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,  
**PFM GROUP CONSULTING LLC**

---

Senior Managing Consultant

Accepted by:

---

(Signature)

---

(Print Name)

---

(Date)

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of Agreement with  
VGlobal Tech for Website Maintenance  
Services

**FIRST ADDENDUM TO THE AGREEMENT BETWEEN THE Magic Place Community  
Development District AND NEWAGE TUTORs LLC, D/B/A VGLOBALTECH, FOR WEBSITE  
AUDITING, REMEDIATION, AND MAINTENANCE SERVICES**

This First Addendum ("First Addendum") is made and entered into this 3<sup>rd</sup> day of August, 2020, by and between:

**Magic Place Community Development District**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 12051 Corporate Boulevard, Orlando, Florida 32817 (the "**District**"), and

**NEWAGE TUTORs LLC, D/B/A VGLOBALTECH**, a Florida limited liability company, with a mailing address of 636 Fanning Drive, Winter Springs, Florida 32708 ("**Contractor**" and, together with the District, the "**Parties**").

**RECITALS**

**WHEREAS**, the District and the Contractor entered into that *Agreement between the Magic Place Community Development District And NewAgeTutors LLC, D/B/A VGlobaITech, for Website Auditing, Remediation and Maintenance Services*, dated January 6<sup>th</sup>, 2020 (the "Agreement"), incorporated herein by this reference; and

**WHEREAS**, Section 10(M) of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both Parties; and

**WHEREAS**, the Parties desire to amend the Agreement to provide for additional services including additional maintenance, website hosting and e-mail hosting and related support, as more particularly described in Contractor's proposal for services attached hereto as **Exhibit A** and incorporated herein by this reference; and

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

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

**SECTION 1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this First Addendum.

**SECTION 2. AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Section 3 of this First Addendum. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties,

including but not limited to provisions regarding ADA and WCAG standards, public records, indemnification, and sovereign immunity. To the extent any of the provisions of this First Addendum or the Agreement conflict with the provisions of **Exhibits A** attached hereto, this First Addendum and the Agreement shall control.

**SECTION 3. AMENDMENTS.** Pursuant to Section 10(M) of the Agreement, the Agreement is hereby amended as follows:

**A.** The Agreement is hereby amended to add additional scope of services pursuant to Contractor's proposal attached hereto as **Exhibit A**. Such services shall also include hosting and maintaining the District's website consistent with ADA and WCAG standards, as such terms are defined in the Agreement, including but not limited to:

- a. securing "https" certification (or continued provision of same) and provide premium, secure "cloud" hosting with fail-over, automated, and regular back-up measures to ensure continued functionality and accessibility of the website;
- b. providing unlimited file space, bandwidth, fast website response, and 99% website uptime;
- c. providing an e-mail account and an archiving system which will allow the District, its supervisors, staff or representatives, to respond to public records requests and maintain e-mails in compliance with applicable records retention law; and
- d. providing any and all other efforts reasonably necessary to allow the District to receive the maximum benefit of the additional services contemplated by this First Addendum and the Agreement.

**B.** Compensation for the services shall be amended in accordance with **Exhibit A**. Such payment shall be due and payable in accordance with the terms of the Agreement.

**C.** All additional services provided pursuant to this First Addendum shall meet the ADA and WCAG standards, as such terms are defined in the Agreement.

**SECTION 4. EFFECTIVE DATE.** This First Addendum shall be effective upon execution by both Parties hereto, effective as of the date and year first written above.

*[Remainder of this page intentionally left blank]*



**IN WITNESS WHEREOF**, the Parties hereto have signed this First Addendum to the Agreement on the day and year first written above.

ATTEST:

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**NEWAGETUTORS LLC, D/B/A  
VGLOBALTECH**, a Florida limited  
liability company

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

\_\_\_\_\_  
By: Vaibhav V. Joshi, Manager

**Exhibit A:**     Proposal for Additional Services

## **Exhibit A**

## Exhibit A

### Website Maintenance Proposal For

#### Pioneer CDD

Date	Version#	Comments	Author
May 13, 2020	1.0	Created Proposal	VB Joshi



*VGlobalTech is the ADA, WCAG Compliance Expert and leading Web design company, with over 300 ADA & WCAG compliant websites created (....and counting) to-date! We have partnered with a non-profit agency to conduct Human Audit and Certification Seal. Visit <https://vglobaltech.com/website-compliance/> for details.*

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**Any violations are punishable under the law and shall be prosecuted.**

*\* VGlobalTech has developed unique ADA and WCAG compliance expertise, optimized website templates, compliance multi-step procedure and quality control, document conversion software and test procedures. Contact us for details of VGlobalTech's Intellectual Property.*

## 1.0 Pricing

### 1.1 Monthly Maintenance, Hosting and Email Support

Maintenance contract is required for VGlobalTech's proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	Full content upload support to regularly keep site updated (includes all documents, audit reports, agendas, meeting minutes, events etc). <i>Update turnaround time – less than 24 hrs from customer sending the content and documents to be updated to VGT team.</i>
2.	PDF Documents conversion (to Text, HTML etc) as needed ( <i>new documents during the maintenance year only</i> ) for ADA Compliance / Reader Compliance. VGlobalTech's <b>proprietary batch conversion software</b> shall be used by our team for faster batch-conversion processing as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Email accounts setup and support
	<p><b>Total Monthly Maintenance with full content upload, document conversion:</b> <b>\$100 / month</b></p> <p><i>*support beyond 10 hrs. / month / CDD shall be billed at \$55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any)</i></p>

This proposal includes following points, stipulations terms and conditions:

\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted*

\* email and phone communication

\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Requisitions 2019-13-2019-16

## **EXHIBIT B**

### **FORM OF REQUISITION ACQUISITION AND CONSTRUCTION FUND**

Magic Place Community Development District  
Osceola County, Florida

U.S. Bank National Association  
Orlando, Florida

#### **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Magic Place Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 13
- (B) Name of Payee: All State Paving
- (C) Amount Payable: \$503,167.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Detail included on in backup provided.
- (E) Account from which disbursement to be made: Acquisition & Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project;
4. each disbursement represents a Cost of the 2019 Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

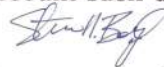
MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT

By: 

Responsible Officer

Date: 5/22/20

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2019 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2019 Project improvements being acquired from the proceeds of the 2019 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2019 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2019 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2019 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them and (vi) if the disbursement is from moneys in the Commercial Account the disbursement is for Costs of the Commercial Project and if the disbursement is from moneys in the Residential Account such disbursement is for Costs of the Residential Project.



2020.05.28 16:33:51 -04'00'

District Engineer



# APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1 of 18

TO Contractor:  
Magic Village 3 LLC  
121 South Orange Avenue S#850  
Orlando, FL 32801

PROJECT:  
Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

APPLICATION NO. 21  
PERIOD TO: 5/15/2020  
PROJECT NOS.:  
JOB# 4081

DISTRIBUTION TO:  
OWNER  
Engineer  
CONTRACTOR

FROM SUBCONTRACTOR: Allstate Paving, Inc.  
5284 Patch Road  
Orlando, FL 32822

VIA ARCHITECT:

CONTRACT DATE: 5/28/2019

CONTRACT FOR:  
Site Improvements

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.

Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM		\$ 12,594,687.13
2. Net change by Change Orders		\$ (411,050.58)
3. Contract Sum To Date (line 1+2)		\$ 12,183,636.55
4. TOTAL COMPLETED AND STORED TO D/ DATE (Column G on individual sheets)		\$ 5,625,379.21
5. RETAINAGE:		
a 5% of completed work (Columns D+E on individual sheets)	\$ 5,625,379.21	\$ 281,268.96
b 5% of completed work (Column F on individual sheets)	\$ -	\$ -
Total Retainage (line 5a+5b)		\$ 281,268.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$ 5,344,110.25
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		\$ 4,840,942.75
8. CURRENT PAYMENT DUE		\$ 503,167.50
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 4)	\$ 6,839,526.30	

CHANGE ORDER SUMMARY			
CO#1	\$ 11,047.21	CO#5	\$20490.53
CO#2	\$ 302,583.20	CO#6	\$-503,203.99
CO#3	\$ 20,281.89	CO#7	\$-270,203.28
CO#4	\$ 7,953.86		
Total Change Orders	\$ (411,050.58)		

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Paul Luck Date: 5/14/2020

State of: Florida

County of: Orange

Subscribed and sworn to before me this 14 day of May 2020

Notary Public:

My Commission expires:



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED \$503,167.50

Date: 5/28/2020

( Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified. )

Architect:

By:

Stuart B. B...

2020.05.28 16:45:00

-04'00'

## AIA DOCUMENT G703

Page 2 of 18

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina****5500 W Irlo Bron****Kissimmee Fl**

APPLICATION NO: 21

APPLICATION DATE: 5/14/2020

PERIOD TO: 5/15/2020

ARCHITECT'S PROJECT NO:

Job No: 4081

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	General Conditions	104,000.00	60,250.00	2,500.00	-	62,750.00	61%	41,250.00	3,137.50
	Phase 1	7,322,150.85	3,958,657.50	390,700.00	-	4,349,357.50	60%	2,972,793.35	217,467.88
	General Conditions	45,000.00	7,500.00	-	-	7,500.00	17%	37,500.00	375.00
	Phase 2	1,006,979.53	240,452.00	75,750.00	-	316,202.00	32%	690,777.53	15,810.10
	General Conditions	32,050.00	5,000.00	4,500.00	-	9,500.00	30%	22,550.00	475.00
	Phase 3	1,405,623.70	535,312.00	56,200.00	-	591,512.00	42%	814,111.70	29,575.60
	General Conditions	44,000.00	8,500.00	-	-	8,500.00	20%	35,500.00	425.00
	Phase 4	1,431,527.00	224,200.00	-	-	224,200.00	16%	1,207,327.00	11,210.00
	General Conditions	23,500.00	2,500.00	-	-	2,500.00	11%	21,000.00	125.00
	Phase 5	1,179,856.05	80,837.52	-	-	80,837.52	7%	1,099,018.53	4,041.88
	sub-total	\$ 12,594,687.13	\$ 5,123,209.02	\$ 529,650.00	\$ -	\$ 5,652,859.02	45%	\$ 6,941,828.11	\$ 282,642.95
	CHANGE ORDERS	\$ (411,050.58)	\$ (27,479.81)	\$ -	\$ -	\$ (27,479.81)	-7%	\$ (383,570.77)	\$ (1,373.99)
	GRAND TOTALS	\$ 12,183,636.55	\$ 5,095,729.21	\$ 529,650.00	\$ -	\$ 5,625,379.21	47%	\$ 6,558,257.34	\$ 281,268.96

FG

# Continuation Sheet

Page 3 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.  
In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
**Kissimmee Fl**

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 1	General Conditions								
1 Ls.	Mobilization	44,000.00	40,000.00	-		40,000.00	91%	4,000.00	2,000.00
1 Ls.	Layout	45,000.00	20,250.00	2,500.00		22,750.00	51%	22,250.00	1,137.50
1 Ls.	Certified Asbuilts	15,000.00	-	-		-	0%	15,000.00	-
	Totals	104,000.00	60,250.00	2,500.00	-	62,750.00	61%	41,250.00	3,137.50
	Earthwork - Phase 1								
26640 Lf.	Silt Fence	23,976.00	20,180.80	500.00		20,680.80	87%	3,295.20	1,034.04
1 Ea.	Construction Entrance	5,000.00	2,000.00	1,000.00		3,000.00	60%	2,000.00	150.00
128 Ac.	Clear & Burn	345,600.00	341,088.00	-		341,088.00	99%	4,512.00	17,054.40
87 Ea.	Inlet Protection	11,310.00	6,250.00	500.00		6,750.00	60%	4,560.00	337.50
1 Ls.	Erosion Control Maintainace	44,600.00	29,500.00	1,500.00		31,000.00	70%	13,600.00	1,550.00
27655 Cy.	Site Excavation	69,137.50	60,500.00	8,000.00		68,500.00	99%	637.50	3,425.00
1 Ls.	Dewatering/Ponds	500,000.00	410,000.00	25,000.00		435,000.00	87%	65,000.00	21,750.00
420062 Cy.	Cut & Fill	1,050,155.00	627,554.25	-		627,554.25	60%	422,600.75	31,377.71
72000 Cy.	Pond Excavation	136,800.00	90,000.00	-		90,000.00	66%	46,800.00	4,500.00
60 Ea.	Grade Building Pads	16,800.00	7,000.00	-		7,000.00	42%	9,800.00	350.00
37050 Sy.	Grade R.O.W	74,100.00	12,000.00	-		12,000.00	17%	62,100.00	600.00
44250 Sy.	Grade Lots	46,462.50	10,000.00	5,000.00		15,000.00	33%	31,462.50	750.00
49015 Sy.	Grade Pond Slopes	24,507.50	13,500.00	-		13,500.00	55%	11,007.50	675.00
49015 Sy.	Sod Ponds	122,537.50	70,000.00	10,000.00		80,000.00	66%	42,537.50	4,000.00
3402 Sy	Sod B.O.C	10,206.00	-	-		-	0%	10,206.00	-
193000 Sy.	Seed & Mulch	57,900.00	50,000.00	5,000.00		55,000.00	95%	2,900.00	2,750.00
200 Lf.	Retaining Wall	30,000.00	10,000.00	-		10,000.00	34%	20,000.00	500.00
136 Lf.	Handrail	5,712.00	-	-		-	0%	5,712.00	-
	Totals	2,574,804.00	1,759,573.05	56,500.00	-	1,816,073.05	71%	758,730.95	90,803.65
	PAGE TOTALS	2,678,804.00	1,819,823.05	59,000.00	-	1,878,823.05	71%	799,980.95	93,941.15

1  
2  
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# Continuation Sheet

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APPLICATION AND CERTIFICATE FOR PAYMENT,  
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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
**Kissimmee Fl**

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary - Phase 1									
50 Lf.	8" SDR 35 0'-6'	2,000.00	-	1,500.00		1,500.00	75%	500.00	75.00
98 Lf.	8" SDR 35 6'-8'	3,920.00	1,250.00	1,500.00		2,750.00	71%	1,170.00	137.50
533 Lf.	8" SDR 35 8'-10'	16,523.00	10,000.00	3,000.00		13,000.00	79%	3,523.00	650.00
1217 Lf.	8" SDR 35 10'-12'	37,727.00	28,500.00	6,000.00		34,500.00	92%	3,227.00	1,725.00
714 Lf.	8" SDR 35 12'-14'	25,525.50	19,200.00	4,000.00		23,200.00	91%	2,325.50	1,160.00
503 Lf.	8" SDR 35 14'-16'	25,074.55	20,344.00	2,500.00		22,844.00	92%	2,230.55	1,142.20
762 Lf.	8" SDR 35 16'-18'	52,959.00	45,648.00	3,500.00		49,148.00	93%	3,811.00	2,457.40
251 Lf.	8" SDR 35 18'-20'	24,472.50	22,472.00	1,000.00		23,472.00	96%	1,000.50	1,173.60
60 Lf.	10" DR 11 HDPE DIP	10,500.00	10,500.00	-		10,500.00	100%	-	525.00
1 Ea.	4' Sa n M/H 0'-6'	4,000.00	1,200.00	1,000.00		2,200.00	55%	1,800.00	110.00
1 Ea.	4' San M/H 6'-8'	5,000.00	1,200.00	1,000.00		2,200.00	44%	2,800.00	110.00
4 Ea.	4' San M/H 8'- 10'	22,400.00	14,500.00	3,500.00		18,000.00	81%	4,400.00	900.00
4 Ea.	4' San M/H 10'-12'	26,360.00	20,000.00	3,000.00		23,000.00	88%	3,360.00	1,150.00
5 EA.	4' San M/H 12'-14'	43,050.00	42,000.00	-		42,000.00	98%	1,050.00	2,100.00
4 Ea.	4' San M/H 14'-16'	38,000.00	28,000.00	3,500.00		31,500.00	83%	6,500.00	1,575.00
2 Ea.	4' San M/H 16'-18'	23,000.00	20,000.00	-		20,000.00	87%	3,000.00	1,000.00
1 Ea.	5' San M/H Lined 10'-12'	18,110.00	14,000.00	1,200.00		15,200.00	84%	2,910.00	760.00
1 Ea.	5' San M/H Lined 12'-14'	19,200.00	12,000.00	3,000.00		15,000.00	79%	4,200.00	750.00
2 Ea.	5' San M/H Lined 14'-16'	36,000.00	29,000.00	3,500.00		32,500.00	91%	3,500.00	1,625.00
3 Ea.	5' San M/H Lined 16'-18'	63,000.00	51,000.00	7,000.00		58,000.00	92%	5,000.00	2,900.00
1 Ea.	5' San M/H Lined 18'-20'	22,000.00	20,000.00	-		20,000.00	91%	2,000.00	1,000.00
11 Ea.	Single Service	6,820.00	4,700.00	-		4,700.00	69%	2,120.00	235.00
37 Ea.	Double Service	27,380.00	21,800.00	-		21,800.00	80%	5,580.00	1,090.00
4188 Lf.	TV/Test	18,846.00	7,500.00	-		7,500.00	40%	11,346.00	375.00
Totals		571,867.55	444,814.00	49,700.00	-	494,514.00	87%	77,353.55	24,725.70
PAGE TOTALS		571,867.55	444,814.00	49,700.00	-	494,514.00	87%	77,353.55	24,725.70

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

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Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Drainage - Phase 1								
4235 Lf.	18" RCP	165,165.00	118,778.76	10,000.00		128,778.76	78%	36,386.24	6,438.94
539 Lf.	24" RCP	29,106.00	15,500.00	2,000.00		17,500.00	61%	11,606.00	875.00
294 Lf.	30" RCP	20,315.40	20,315.40	-		20,315.40	100%	-	1,015.77
2893 Lf.	36" RCP	328,355.50	317,506.65	-		317,506.65	97%	10,848.85	15,875.33
464 Lf.	48" RCP	71,920.00	69,036.53	-		69,036.53	96%	2,883.47	3,451.83
2760 Lf.	8" PVC	43,884.00		5,000.00		5,000.00	12%	38,884.00	250.00
735 Lf.	12" PVC	16,537.50	-	-		-	0%	16,537.50	-
108 Ea.	12" Yard Drain	75,600.00	-	-		-	0%	75,600.00	-
32 Ea.	"C" Inlet	111,680.00	89,462.51	10,000.00		99,462.51	89%	12,217.49	4,973.13
1 Ea.	"H" Inlet	4,600.00	2,400.00	-		2,400.00	53%	2,200.00	120.00
2 Ea.	"C" C/S	10,000.00	2,140.00	-		2,140.00	22%	7,860.00	107.00
1 Ea.	"E" C/S	6,000.00	3,000.00	-		3,000.00	50%	3,000.00	150.00
4 Ea.	P5 C/I	15,600.00	6,500.00	6,000.00		12,500.00	81%	3,100.00	625.00
21 Ea.	P6 C/I	100,800.00	76,197.63	10,000.00		86,197.63	86%	14,602.37	4,309.88
20 Ea.	Storm M/H	110,000.00	91,625.45	5,000.00		96,625.45	88%	13,374.55	4,831.27
4 Ea.	18" FES	6,000.00	-	2,500.00		2,500.00	42%	3,500.00	125.00
1 Ea.	30" FES	2,900.00	-	-		-	0%	2,900.00	-
5 Ea.	36" FES	20,500.00	10,000.00	5,000.00		15,000.00	74%	5,500.00	750.00
4 Ea.	48" FES	24,000.00	22,000.00	-		22,000.00	92%	2,000.00	1,100.00
3 Ea.	Spreader Swale	23,400.00	5,000.00	3,500.00		8,500.00	37%	14,900.00	425.00
1 Ls.	TV/Test	60,000.00	30,000.00	-		30,000.00	50%	30,000.00	1,500.00
	Totals	1,246,363.40	879,462.93	59,000.00	-	938,462.93	76%	307,900.47	46,923.15
	PAGE TOTALS	1,246,363.40	879,462.93	59,000.00	-	938,462.93	76%	307,900.47	46,923.15



# Continuation Sheet

Page 6 of 18

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Magic Village by Poininfarina

5500 W Irlo Bronson Mem Hwy

Kissimmee Fl

Application No: 21

Application Date: 5/14/2020

Period To: 5/15/2020

Architects Project No:

Job No: 4081

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water - Phase 1									
1 Ea.	8" X 8" Tap	5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Connect to Existing	6,600.00	4,000.00	-		4,000.00	61%	2,600.00	200.00
2 Ea.	Temp Jumper	2,500.00	1,500.00			1,500.00	60%	1,000.00	75.00
2080 Lf.	16" DR 18 PVC	106,080.00	98,215.00	3,000.00		101,215.00	96%	4,865.00	5,060.75
120 Lf.	12" DR 18 PVC	4,080.00	4,080.00	-		4,080.00	50%	-	204.00
7200 Lf.	8" DR 18 PVC	135,000.00	105,386.00	20,000.00		125,386.00	93%	9,614.00	6,269.30
180 Lf.	6" DR 18 PVC	2,880.00	1,000.00	-		1,000.00	35%	1,880.00	50.00
4 Ea.	16" Gate Valve	24,000.00	21,500.00	-		21,500.00	90%	2,500.00	1,075.00
2 Ea.	12" Gate Valve	5,200.00	3,500.00	-		3,500.00	68%	1,700.00	175.00
27 Ea.	8" Gate Valve	41,850.00	30,500.00	7,000.00		37,500.00	90%	4,350.00	1,875.00
1 Ea.	6" Gate Valve	1,200.00	-	-		-	0%	1,200.00	-
15 Ea.	Fire Hydrant	61,500.00	24,500.00	20,000.00		44,500.00	73%	17,000.00	2,225.00
8 Ea.	2" Blow Off	12,000.00	-	-		-	0%	12,000.00	-
3 Ea.	1" Water Service	2,250.00	-	-		-	0%	2,250.00	-
9 Ea.	Meter Assembly	144,000.00	75,000.00	-		75,000.00	52%	69,000.00	3,750.00
1 Ls.	Fittings	6,900.00	2,000.00	-		2,000.00	29%	4,900.00	100.00
1 Ls.	Water Testing	11,000.00	-	-		-	0%	11,000.00	-
220 sy	Open/Cut Restoration	16,500.00	8,000.00	-		8,000.00	49%	8,500.00	400.00
2530 Sy	ROW Restoration	7,590.00	-	-		-	0%	7,590.00	-
Totals		596,130.00	379,181.00	50,000.00	-	429,181.00	72%	166,949.00	21,459.05
Lift Station - Phase 1									
1 Ea.	9' Wet Well	100,000.00	87,500.00	-		87,500.00	88%	12,500.00	4,375.00
1 Ea.	Pumps/Control Panel	75,000.00	-	-		-	0%	75,000.00	-
1 Ea.	L/S Plumb/Electrical	63,000.00	-	-		-	0%	63,000.00	-
1 Ea.	L/S Water Service	1,500.00	-	-		-	0%	1,500.00	-
1 Ls.	Dewater	25,000.00	25,000.00	-		25,000.00	100%	-	1,250.00
1535 Sf.	6" Concrete Dr	18,420.00	-	-		-	0%	18,420.00	-
1 Ea.	24" X 8" Tap	8,000.00	-	-		-	0%	8,000.00	-
1665 Lf.	8" DR 18 PVC	34,132.50	-	-		-	0%	34,132.50	-
1450 Lf.	12" PVC Dry Lined	46,400.00	20,880.00	-		20,880.00	45%	25,520.00	1,044.00
1 Ea.	12" Gate Valve	2,500.00	-	-		-	0%	2,500.00	-
1 Ls.	Fittings/Testing	17,000.00	-	-		-	0%	17,000.00	-
Totals		390,952.50	133,380.00	-	-	133,380.00	35%	257,572.50	6,669.00
PAGE TOTALS		987,082.50	512,561.00	50,000.00	-	562,561.00	57%	424,521.50	28,128.05

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Magic Village by Poininfarina

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Kissimmee Fl

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Application Date: 5/14/2020

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			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse - Phase 1									
1 Ea.	12" X 10" Tap	6,635.00	3,500.00	-		3,500.00	53%	3,135.00	175.00
1 Ea.	Connect to Existing	1,550.00	1,200.00	-		1,200.00	78%	350.00	60.00
2250 Lf.	10" DR 18 PVC	53,775.00	47,621.00	-		47,621.00	89%	6,154.00	2,381.05
2480 Lf.	8" DR 18 PVC	44,392.00	31,718.00	7,000.00		38,718.00	88%	5,674.00	1,935.90
670 Lf.	6" DR 18 PVC	10,720.00	4,200.00	1,500.00		5,700.00	54%	5,020.00	285.00
140 Lf.	4" DR 18 PVC	2,100.00	-	-		-	0%	2,100.00	-
7 Ea.	10" Gate Valve	16,030.00	12,500.00	-		12,500.00	78%	3,530.00	625.00
10 Ea.	8" Gate Valve	15,900.00	7,500.00	-		7,500.00	48%	8,400.00	375.00
2 Ea.	6" Gate Valve	2,380.00	2,000.00	-		2,000.00	84%	380.00	100.00
1 Ea.	4" Gate Valve	1,020.00	-	-		-	0%	1,020.00	-
6 Ea.	2" Blow Off	9,000.00	-	-		-	0%	9,000.00	-
1 Ls.	Fittings	6,000.00	3,000.00	-		3,000.00	50%	3,000.00	150.00
1 Ls.	Reuse Testing	3,500.00	-	-		-	0%	3,500.00	-
Totals		173,002.00	113,239.00	8,500.00	-	121,739.00	71%	51,263.00	6,086.95
Pavement - Phase 1									
39264 Sy.	12" Stabilized Subgrade	117,792.00	52,000.00	25,000.00		77,000.00	66%	40,792.00	3,850.00
3660 Lf.	"A" Curb	54,534.00	19,860.20	12,000.00		31,860.20	59%	22,673.80	1,593.01
9216 Lf.	"F" Curb	146,534.40	63,960.32	15,000.00		78,960.32	54%	67,574.08	3,948.02
825 Lf.	"RA" Curb	11,550.00	-	-		-	0%	11,550.00	-
100 Lf.	Valley Gutter	2,500.00	-	-		-	0%	2,500.00	-
8935 Lf.	"D" Curb	111,687.50	15,000.00	-		15,000.00	14%	96,687.50	750.00
20210 Sy.	6" Crushed Concrete	242,520.00	66,187.00	20,000.00		86,187.00	36%	156,333.00	4,309.35
14490 Sy.	8" Crushed Concrete	231,840.00	20,000.00	60,000.00		80,000.00	35%	151,840.00	4,000.00
14490 Sy.	1.5" SP 9.5	137,655.00	12,000.00	-		12,000.00	9%	125,655.00	600.00
19705 Sy.	1.5 SP 9.5 (2 Lifts)	187,197.50	-	-		-	0%	187,197.50	-
14490 Sy.	2.5 SP 12.5	215,901.00	-	35,000.00		35,000.00	17%	180,901.00	1,750.00
5340 Lf.	7' X 4" Sidewalk	149,520.00	-	-		-	0%	149,520.00	-
2400 Lf.	11' X 4" Sidewalk	96,000.00	-	-		-	0%	96,000.00	-
14 EA.	7' Ramps w/Domes	16,800.00	-	-		-	0%	16,800.00	-
8 Ea.	11' Ramps w/ Domes	12,000.00	-	-		-	0%	12,000.00	-
1 Ls.	Striping & Signage	35,000.00	-	-		-	0%	35,000.00	-
Totals		1,769,031.40	249,007.52	167,000.00	-	416,007.52	24%	1,353,023.88	20,800.38
PAGE TOTALS									
		1,942,033.40	362,246.52	175,500.00	-	537,746.52	28%	1,404,286.88	26,887.33

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			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
<b>Sanitary - Phase 2</b>									
353 Lf.	8" SDR 35 0'-6'	8,789.70	2,200.00	2,500.00		4,700.00	54%	4,089.70	235.00
585 Lf.	8" SDR 35 6'-8'	14,976.00	7,000.00	3,000.00		10,000.00	67%	4,976.00	500.00
334 Lf.	8" SDR 35 8'-10'	9,519.00	3,000.00	3,100.00		6,100.00	64%	3,419.00	305.00
149 Lf.	8" SDR 35 10'-12'	4,917.00	1,200.00	1,200.00		2,400.00	49%	2,517.00	120.00
2 Ea.	4' San M/H 0'-6'	7,600.00	6,000.00	-		6,000.00	79%	1,600.00	300.00
1 Ea.	4' San M/H 6'-8'	4,300.00	2,000.00	-		2,000.00	47%	2,300.00	100.00
3 Ea.	4' San M/H 8'-10'	15,300.00	11,500.00	1,200.00		12,700.00	83%	2,600.00	635.00
7 Ea.	Single Service	4,270.00	-	1,000.00		1,000.00	24%	3,270.00	50.00
37 Ea.	Double Service	25,160.00	7,500.00	3,500.00		11,000.00	44%	14,160.00	550.00
1421 Lf.	TV/Test	7,105.00	-	-		-	0%	7,105.00	-
<b>Totals</b>		101,936.70	40,400.00	15,500.00	-	55,900.00	55%	46,036.70	2,795.00
<b>Drainage - Phase 2</b>									
52 Lf.	24" RCP	3,120.00	2,800.00	-		2,800.00	90%	320.00	140.00
1836 Lf.	36" RCP	201,960.00	123,000.00	12,000.00		135,000.00	67%	66,960.00	6,750.00
1600 Lf.	8" PVC	25,440.00	-	-		-	0%	25,440.00	-
495 Lf.	12" PVC	11,137.50	-	-		-	0%	11,137.50	-
64 Ea.	12" Yard Drain	44,160.00	-	-		-	0%	44,160.00	-
8 Ea.	"C" Inlet	39,200.00	20,500.00	-		20,500.00	53%	18,700.00	1,025.00
5 Ea.	Storm Manhole	31,000.00	21,700.00	3,000.00		24,700.00	80%	6,300.00	1,235.00
1 Ea.	36" FES	3,930.00	-	-		-	0%	3,930.00	-
1 Ea.	Spreader Swale	7,469.83	-	-		-	0%	7,469.83	-
1 Ls.	TV/Test	12,000.00	-	-		-	0%	12,000.00	-
<b>Totals</b>		379,417.33	168,000.00	15,000.00	-	183,000.00	49%	196,417.33	9,150.00
<b>Pavement Phase 2</b>									
8560 Sy	12" Stabilized Subgrade	25,680.00	-	12,500.00		12,500.00	49%	13,180.00	625.00
3930 Lf.	"D" Curb	49,125.00	-	-		-	0%	49,125.00	-
8340 Sy	6" Crushed Concrete	100,080.00	-	-		-	0%	100,080.00	-
8125 Sy.	1.5 SP 9.5 (2 Lifts)	77,187.50	-	-		-	0%	77,187.50	-
1 Ls.	Striping & Signage	4,000.00	-	-		-	0%	4,000.00	-
<b>Totals</b>		256,072.50	-	12,500.00	-	12,500.00	5%	243,572.50	625.00
<b>PAGE TOTALS</b>									
		737,426.53	208,400.00	43,000.00	-	251,400.00	34%	486,026.53	12,570.00

# Continuation Sheet

Page 10 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
 Kissimmee Fl

Application No: 21  
 Application Date: 5/14/2020  
 Period To: 5/15/2020  
 Architects Project No:  
 Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water Phase 2									
1 Ea.	Connect To Existing	500.00	-	-		-	0%	500.00	-
1 Ea.	Temp Jumper	1,250.00	-	1,250.00		1,250.00	100%	-	62.50
1700 Lf.	8" DR 18 PVC	30,600.00	8,000.00	12,000.00		20,000.00	66%	10,600.00	1,000.00
80 Lf.	6" DR 18 PVC	1,280.00	-	250.00		250.00	20%	1,030.00	12.50
5 Ea.	8" Gate Valve	7,000.00	-	3,500.00		3,500.00	50%	3,500.00	175.00
3 Ea.	Fire Hydrant	12,000.00	3,500.00	3,000.00		6,500.00	55%	5,500.00	325.00
3 Ea.	2" Blow Off	4,500.00	-	-		-	0%	4,500.00	-
6 Ea.	Meter Assembly (9 Units)	96,000.00	10,000.00	-		10,000.00	11%	86,000.00	500.00
4 Ea.	Meter Assembly(4 Units)	56,000.00	3,500.00	-		3,500.00	7%	52,500.00	175.00
1 Ls.	Fittings	4,700.00	-	-		-	0%	4,700.00	-
1 Ls.	Testing	3,000.00	-	-		-	0%	3,000.00	-
Totals		216,830.00	25,000.00	20,000.00	-	45,000.00	21%	171,830.00	2,250.00
Reuse Water Phase 2									
1 Ea.	Connect To Existing	500.00	-	500.00		500.00	100%	-	25.00
1480 Lf.	6" DR 18 PVC	17,760.00	3,552.00	10,000.00		13,552.00	77%	4,208.00	677.60
5 Ea.	6" Gate Valve	5,000.00	2,500.00	1,500.00		4,000.00	80%	1,000.00	200.00
2 Ea.	2" Blow Off	3,000.00	-	-		-	0%	3,000.00	-
1 Ls.	Fittings	1,500.00	-	-		-	0%	1,500.00	-
1 Ls.	Testing	1,700.00	-	-		-	0%	1,700.00	-
Totals		29,460.00	6,052.00	12,000.00	-	18,052.00	62%	11,408.00	902.60
PAGE TOTALS		246,290.00	31,052.00	32,000.00	-	63,052.00	26%	183,238.00	3,152.60

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Page 11 of 18

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS	TOTAL		BALANCE	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
General Conditions Phase 3									
1 Ls.	Mobilization	3,050.00	-	1,500.00		1,500.00	50%	1,550.00	75.00
1 Ea.	Layout	25,000.00	5,000.00	3,000.00		8,000.00	32%	17,000.00	400.00
1 Ls.	Certified Asbuilts	4,000.00	-	-		-	0%	4,000.00	-
Totals		32,050.00	5,000.00	4,500.00	-	9,500.00	30%	22,550.00	475.00
Earthwork Phase 3									
1 Ea.	Construction Entrance	4,000.00	-	2,000.00		2,000.00	50%	2,000.00	100.00
20 Ea.	Inlet Protection	2,600.00	-	500.00		500.00	20%	2,100.00	25.00
1 Ls.	Erosion Control Maintance	3,000.00	-	250.00		250.00	9%	2,750.00	12.50
7705 Sy.	Grade R.O.W	15,410.00	-	-		-		15,410.00	-
2320 Sy.	Seed & Mulch	696.00	-	600.00		600.00	87%	96.00	30.00
Totals		25,706.00	-	3,350.00	-	3,350.00	13%	22,356.00	167.50
Drainage Phase 3									
373 Lf.	18" RCP	14,547.00	11,500.00	-		11,500.00	79%	3,047.00	575.00
646 Lf.	24" RCP	36,822.00	25,000.00	-		25,000.00	68%	11,822.00	1,250.00
1838 Lf.	36" RCP	231,588.00	219,000.00	7,500.00		226,500.00	98%	5,088.00	11,325.00
2920 Lf.	8" PVC	46,720.00	-	-		-	0%	46,720.00	-
865 Lf.	12" PVC	19,895.00	-	-		-	0%	19,895.00	-
116 Ea.	12" Yard Drain	81,200.00	-	-		-	0%	81,200.00	-
10 Ea.	"C" Inlet	48,900.00	33,000.00	-		33,000.00	68%	15,900.00	1,650.00
1 Ea.	"E" Inlet/Skimmer	6,170.00	-	-		-	0%	6,170.00	-
7 Ea.	Storm Manhole	42,140.00	33,000.00	-		33,000.00	79%	9,140.00	1,650.00
2 Ea.	36" FES	7,860.00	-	-		-	0%	7,860.00	-
1 Ea.	Spreader Swale	7,470.00	-	-		-	0%	7,470.00	-
1 Ls.	TV/Test	22,190.00	5,000.00	-		5,000.00	0%	17,190.00	250.00
Totals		565,502.00	326,500.00	7,500.00	-	334,000.00	59%	231,502.00	16,700.00
PAGE TOTALS		591,208.00	326,500.00	10,850.00	-	337,350.00	57%	253,858.00	16,867.50



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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary Phase 3									
379 Lf.	8" SDR 35 0'-6'	9,437.10	7,000.00	500.00		7,500.00	80%	1,937.10	375.00
821 Lf.	8" SDR 35 6'-8'	21,017.60	16,000.00	2,000.00		18,000.00	86%	3,017.60	900.00
482 Lf.	8" SDR 35 8'-10'	13,496.00	9,000.00	2,400.00		11,400.00	85%	2,096.00	570.00
472 Lf	8" SDR 26 10'-12'	15,576.00	11,000.00	2,000.00		13,000.00	84%	2,576.00	650.00
677 Lf.	8" SDR 26 12'-14'	24,372.00	21,000.00	2,200.00		23,200.00	96%	1,172.00	1,160.00
185 Lf.	8" SDR 26 14'-16'	9,435.00	9,212.00	-		9,212.00	98%	223.00	460.60
2 Ea.	4' San M/H 0'-6'	5,600.00	3,600.00	500.00		4,100.00	74%	1,500.00	205.00
3 Ea.	4' San M/H 6'-8'	12,900.00	9,000.00	2,500.00		11,500.00	90%	1,400.00	575.00
4 Ea.	4' San M/H 8'- 10'	20,400.00	15,000.00	2,100.00		17,100.00	84%	3,300.00	855.00
3 Ea.	4' San M/H 10'-12'	18,000.00	14,000.00	1,900.00		15,900.00	89%	2,100.00	795.00
2 Ea.	4' San M/H 12'-14'	16,000.00	14,000.00	-		14,000.00	88%	2,000.00	700.00
14 Ea.	Single Service	8,260.00	5,000.00	-		5,000.00	61%	3,260.00	250.00
71 Ea.	Double Service	48,280.00	36,000.00	-		36,000.00	75%	12,280.00	1,800.00
3016 Lf.	TV/Test	13,572.00	7,000.00	-		7,000.00	52%	6,572.00	350.00
Totals		236,345.70	176,812.00	16,100.00	-	192,912.00	82%	43,433.70	9,645.60
Paving Water Phase 3									
2 Ea.	Connect to Existing	1,000.00	-	750.00		750.00	75%	250.00	37.50
2 Ea.	Temp Jumper	2,000.00	-	1,500.00		1,500.00	75%	500.00	75.00
1840 Lf.	8" DR 18 PVC	33,120.00	6,000.00	18,000.00		24,000.00	73%	9,120.00	1,200.00
60 Lf.	6" DR 18 PVC	945.00	-	-		-	0%	945.00	-
3 Ea.	8" Gate Valve	4,200.00	-	2,500.00		2,500.00	60%	1,700.00	125.00
5 Ea.	Fire Hydrant	20,000.00	10,000.00	5,000.00		15,000.00	75%	5,000.00	750.00
1 Ea.	2" Blow Off	850.00	-	-		-	0%	850.00	-
8 Ea.	Meter Assembly(9 Units)	128,000.00	-	-		-	0%	128,000.00	-
5 Ea.	Meter Assembly(4Units)	70,000.00	-	-		-	0%	70,000.00	-
1 Ls.	Fittings	4,000.00	-	-		-	0%	4,000.00	-
1 Ls.	Water Testing	2,500.00	-	-		-	0%	2,500.00	-
Totals		266,615.00	16,000.00	27,750.00	-	43,750.00	17%	222,865.00	2,187.50
PAGE TOTALS		502,960.70	192,812.00	43,850.00	-	236,662.00	47%	266,298.70	11,833.10

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse Phase 3									
2 Ea.	Connect to Existing	1,000.00	750.00	-		750.00	75%	250.00	37.50
1040 Lf.	6" DR 18 PVC	11,440.00	7,500.00	1,500.00		9,000.00	79%	2,440.00	450.00
420 Lf.	4" DR 18 PVC	4,200.00	3,000.00	-		3,000.00	72%	1,200.00	150.00
2 Ea.	6" Gate Valve	2,200.00	1,500.00	-		1,500.00	69%	700.00	75.00
1 Ea.	4" Gate Valve	650.00	250.00	-		250.00	39%	400.00	12.50
1 Ea.	2" Blow Off	950.00	-	-		-	0%	950.00	-
1 Ls.	Fittings	4,000.00	3,000.00	-		3,000.00	75%	1,000.00	150.00
1 Ls.	Reuse Testing	900.00	-	-		-	0%	900.00	-
Totals		25,340.00	16,000.00	1,500.00	-	17,500.00	69%	7,840.00	875.00
Pavement Phase 3									
9450 Sy.	12" Stabilized Subgrade	25,987.50	-	-		-	0%	25,987.50	-
4540 Lf.	"D" Curb	56,750.00	-	-		-	0%	56,750.00	-
9200 Sy.	6" Crushed Concrete	110,400.00	-	-		-	0%	110,400.00	-
8945 Sy.	1.5SP 9.5 (2 Lifts)	84,977.50	-	-		-	0%	84,977.50	-
1 Ls.	Striping & Signage	8,000.00	-	-		-	0%	8,000.00	-
Totals		286,115.00	-	-	-	-	0%	286,115.00	-
PAGE TOTALS									
		311,455.00	16,000.00	1,500.00	-	17,500.00	6%	293,955.00	875.00

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**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

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Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 4									
General Conditions									
1 Ls.	Mobilization	\$ 10,000.00	3,500.00	-		3,500.00	0%	6,500.00	175.00
1 Ea.	Layout	\$ 30,000.00	5,000.00	-		5,000.00	0%	25,000.00	250.00
1 Ls.	Certified Asbuilts	\$ 4,000.00	-	-		-	0%	4,000.00	-
Totals		44,000.00	8,500.00	-	-	8,500.00	0%	35,500.00	425.00
Earthwork Phase 4									
1 Ea.	Construction Entrance	\$ 4,000.00	-	-		-	0%	4,000.00	-
24 Ea.	Inlet Protection	\$ 3,120.00	-	-		-	0%	3,120.00	-
1 Ls.	Erosion Control Maintance	\$ 3,000.00	-	-		-	0%	3,000.00	-
4330 Sy.	Grade R.O.W	\$ 10,825.00	-	-		-	0%	10,825.00	-
4330 Sy.	Seed & Mulch	\$ 1,299.00	-	-		-	0%	1,299.00	-
Totals		22,244.00	-	-	-	-	0%	22,244.00	-
Drainage Phase 4									
2618 Lf.	36" RCP	\$ 301,070.00	160,000.00	-		160,000.00	54%	141,070.00	8,000.00
3653 Lf.	8" PVC	\$ 52,968.50	-	-		-	0%	52,968.50	-
862 Lf.	12" PVC	\$ 18,102.00	-	-		-	0%	18,102.00	-
144 Ea.	12" Yard Drain	\$ 100,800.00	-	-		-	0%	100,800.00	-
13 Ea.	"C" Inlet	\$ 58,760.00	12,500.00	-		12,500.00	22%	46,260.00	625.00
8 Ea.	Storm Manhole	\$ 48,160.00	28,000.00	-		28,000.00	59%	20,160.00	1,400.00
4 Ea.	36" FES	\$ 15,720.00	-	-		-	0%	15,720.00	-
1 Ls.	TV/Test	\$ 20,000.00	5,000.00	-		5,000.00	25%	15,000.00	250.00
Totals		615,580.50	205,500.00	-	-	205,500.00	34%	410,080.50	10,275.00
Sanitary Phase 4									
87 Lf.	8" SDR 35 6'-8'	\$ 2,610.00	1,000.00	-		1,000.00	39%	1,610.00	50.00
372 Lf.	8" SDR 35 8'-10"	\$ 10,416.00	6,500.00	-		6,500.00	63%	3,916.00	325.00
96 Lf.	8" SDR 35 10'-12'	\$ 3,264.00	1,000.00	-		1,000.00	31%	2,264.00	50.00
1 Ea.	4' San M/H 6'-8'	\$ 4,300.00	1,200.00	-		1,200.00	28%	3,100.00	60.00
2 Ea.	4' San M/H 8'-10'	\$ 10,200.00	6,000.00	-		6,000.00	59%	4,200.00	300.00
3 Ea.	Single Service	\$ 1,770.00	-	-		-	0%	1,770.00	-
15 Ea.	Double Service	\$ 10,200.00	3,000.00	-		3,000.00	30%	7,200.00	150.00
555 Lf.	TV/Test	\$ 2,497.50	-	-		-	0%	2,497.50	-
Totals		45,257.50	18,700.00	-	-	18,700.00	42%	26,557.50	935.00
PAGE TOTALS		727,082.00	232,700.00	-	-	232,700.00	32%	494,382.00	11,635.00



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Kissimmee Fl

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Application Date: 5/14/2020  
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Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water Phase 4									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 1,700.00	-	-		-	0%	1,700.00	-
2400 Lf.	8" DR 18 PVC	\$ 40,800.00	-	-		-	0%	40,800.00	-
80 Lf.	6" DR 18 PVC	\$ 1,120.00	-	-		-	0%	1,120.00	-
6 Ea.	8" Gate Valve	\$ 8,400.00	-	-		-	0%	8,400.00	-
1 Ea.	Fire Hydrant	\$ 4,000.00	-	-		-	0%	4,000.00	-
2 Ea.	2" Blow Off	\$ 1,700.00	-	-		-	0%	1,700.00	-
11 Ea.	Meter Assembly (9 Units)	\$ 176,000.00	-	-		-	0%	176,000.00	-
3 Ea.	Meter Assembly (4 Units)	\$ 42,000.00	-	-		-	0%	42,000.00	-
1 Ls.	Fittings	\$ 6,000.00	-	-		-	0%	6,000.00	-
1 Ls.	Water Testing	\$ 2,500.00	-	-		-	0%	2,500.00	-
Totals		285,220.00	-	-	-	-	0%	285,220.00	-
Reuse Phase 4									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2140 Lf.	6" DR 18 PVC	\$ 29,425.00	-	-		-	0%	29,425.00	-
220 Lf.	4" DR 18 PVC	\$ 2,585.00	-	-		-	0%	2,585.00	-
6 Ea.	6" Gate Valve	\$ 6,900.00	-	-		-	0%	6,900.00	-
1 Ea.	4" Gate Valve	\$ 950.00	-	-		-	0%	950.00	-
2 Ea.	2" Blow Off	\$ 2,700.00	-	-		-	0%	2,700.00	-
1 Ls.	Fittings	\$ 4,500.00	-	-		-	0%	4,500.00	-
1 Ls.	Reuse Testing	\$ 750.00	-	-		-	0%	750.00	-
Totals		48,810.00	-	-	-	-	0%	48,810.00	-
Pavement Phase 4									
13600 Sy.	12" Stabilized Subgrade	\$ 40,800.00	-	-		-	0%	40,800.00	-
6595 Lf.	"D" Curb	\$ 82,437.50	-	-		-	0%	82,437.50	-
13330 Sy.	6" Crushed Concrete	\$ 159,960.00	-	-		-	0%	159,960.00	-
12865 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 122,217.50	-	-		-	0%	122,217.50	-
1 Ls.	Striping & Signage	\$ 9,000.00	-	-		-	0%	9,000.00	-
Totals		414,415.00	-	-	-	-	0%	414,415.00	-
PAGE TOTALS		748,445.00	-	-	-	-	0%	748,445.00	-

# Continuation Sheet

Page 16 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.  
In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee Fl

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 5									
General Conditions									
1 Ls.	Mobilization	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Layout	\$ 15,000.00	2,500.00	-		2,500.00	17%	12,500.00	125.00
1 Ls.	Certified Asbuilts	\$ 3,500.00	-	-		-	0%	3,500.00	-
	Totals	23,500.00	2,500.00	-	-	2,500.00	11%	21,000.00	125.00
Earthwork Phase 5									
1 Ea.	Construction Entrance	\$ 4,000.00	-	-		-	0%	4,000.00	-
18 Ea.	Inlet Protection	\$ 1,800.00	-	-		-	0%	1,800.00	-
1 Ls.	Erosion Control Maintance	\$ 3,500.00	-	-		-	0%	3,500.00	-
4300 Sy.	Grade R.O.W	\$ 10,750.00	-	-		-	0%	10,750.00	-
4300 Sy.	Seed & Mulch	\$ 1,290.00	-	-		-	0%	1,290.00	-
	Totals	21,340.00	-	-	-	-	0%	21,340.00	-
Sanitary Phase 5									
480 Lf.	8" SDR 35 0'-6'	\$ 12,000.00	-	-		-	0%	12,000.00	-
974 Lf.	8" SDR 35 6'-8'	\$ 25,324.00	-	-		-	0%	25,324.00	-
249 Lf.	8" SDR 35 8'-10'	\$ 6,972.00	-	-		-	0%	6,972.00	-
3 Ea.	4' San M/H 0'-6'	\$ 13,680.00	-	-		-	0%	13,680.00	-
3 Ea.	4' San M/H 6'-8'	\$ 16,986.60	-	-		-	0%	16,986.60	-
9 Ea.	Single Service	\$ 5,310.00	-	-		-	0%	5,310.00	-
48 Ea.	Double Service	\$ 36,480.00	-	-		-	0%	36,480.00	-
1703 Lf.	TV/Test	\$ 8,515.00	-	-		-	0%	8,515.00	-
	Totals	125,267.60	-	-	-	-	0%	125,267.60	-
Drainage Phase 5									
1754 Lf.	36" RCP	\$ 208,375.20	60,837.52	-		60,837.52	30%	147,537.68	3,041.88
3318 Lf.	8" PVC	\$ 51,429.00	-	-		-	0%	51,429.00	-
985 Lf.	12" PVC	\$ 21,423.75	-	-		-	0%	21,423.75	-
132 Ea.	12" Yard Drain	\$ 92,400.00	-	-		-	0%	92,400.00	-
9 Ea.	"C" Inlet	\$ 40,680.00	-	-		-	0%	40,680.00	-
1 Ea.	"E" C/S	\$ 7,800.00	-	-		-	0%	7,800.00	-
7 Ea.	Storm Manhole	\$ 48,300.00	20,000.00	-		20,000.00	42%	28,300.00	1,000.00
2 Ea.	36" FES	\$ 7,860.00	-	-		-	0%	7,860.00	-
1 Ea.	Spreader Swale	\$ 7,300.00	-	-		-	0%	7,300.00	-
1 Ls.	TV/Test	\$ 22,000.00	-	-		-	0%	22,000.00	-
	Totals	507,567.95	80,837.52	-	-	80,837.52	16%	426,730.43	4,041.88
Water Phase 5									
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 2,500.00	-	-		-	0%	2,500.00	-
1880 Lf.	8" DR 18 PVC	\$ 33,746.00	-	-		-	0%	33,746.00	-
60 Lf.	6" DR 18 PVC	\$ 837.00	-	-		-	0%	837.00	-
4 Ea.	Fire Hydrant	\$ 17,600.00	-	-		-	0%	17,600.00	-
9 Ea.	Meter Assembly (9 unit)	\$ 144,000.00	-	-		-	0%	144,000.00	-
6 Ea.	Meter Assembly (4 unit)	\$ 84,000.00	-	-		-	0%	84,000.00	-
1 Ls.	Fittings	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ls.	Water Testing	\$ 2,800.00	-	-		-	0%	2,800.00	-
	Totals	291,483.00	-	-	-	-	0%	291,483.00	-
PAGE TOTALS		969,158.55	83,337.52	-	-	83,337.52	9%	885,821.03	4,166.88



# Continuation Sheet

Page 17 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse Water Phase 5									
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
1160 Lf	6" DR 18 PVC	\$ 14,790.00	-	-		-	0%	14,790.00	-
620 Lf.	4" DR 18 PVC	\$ 6,665.00	-	-		-	0%	6,665.00	-
1 Ls.	Fittings	\$ 4,500.00	-	-		-	0%	4,500.00	-
1 Ls.	Reuse Water Testing	\$ 1,200.00	-	-		-	0%	1,200.00	-
Totals		28,155.00	-	-	-	-	0%	28,155.00	-
Pavement Phase 5									
6905 Sy.	12" Stabilized Subgrade	\$ 20,715.00	-	-		-	0%	20,715.00	-
3280 Lf.	"D" Curb	\$ 39,360.00	-	-		-	0%	39,360.00	-
6725 Sy.	6" Crushed Concrete	\$ 77,337.50	-	-		-	0%	77,337.50	-
6540 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 62,130.00	-	-		-	0%	62,130.00	-
1 Ls.	Striping & Signage	\$ 6,500.00	-	-		-	0%	6,500.00	-
Totals		206,042.50	-	-	-	-	0%	206,042.50	-

# Continuation Sheet

Page 18 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

Application No: 21  
Application Date: 5/14/2020  
Period To: 5/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Change Orders									
11,047.21	CO#1-4R1 Sanitary manhole changes								
1 ea	S-49 Add liner	\$ 6,385.31	5,108.25	-		5,108.25	80%	1,277.06	255.41
1 ea	S-55 increase from 4' to 5'	\$ 9,676.13	7,740.90	-		7,740.90	80%	1,935.23	387.05
1 ea	S-55 4' manhole	\$ (5,014.23)	(4,011.38)	-		(4,011.38)	80%	(1,002.85)	(200.57)
302,583.20	CO #2-R5R1 Plan revision 8								
2 Ea.	J Manhole	\$ 11,220.00	5,049.00	-		5,049.00	45%	6,171.00	252.45
1 ea	Modify D 15	\$ 2,597.43	2,000.00	-		2,000.00	77%	597.43	100.00
352 lf	36" RCP	\$ 44,826.15	30,000.00	-		30,000.00	67%	14,826.15	1,500.00
210 lf	36" RCP	\$ (26,742.87)	(26,742.87)	-		(26,742.87)	100%	-	(1,337.14)
1 Ls.	Layout	\$ 1,346.40	500.00	-		500.00	38%	846.40	25.00
240 lf	D Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
470sy	Stabilization/base/paving	\$ 11,865.15	-	-		-	0%	11,865.15	-
2 Ea.	Handicapp ramp	\$ 2,692.80	-	-		-	0%	2,692.80	-
16 ea	Striping - parking stalls	\$ 448.80	-	-		-	0%	448.80	-
1 Ls.	Layout	\$ 392.70	-	-		-	0%	392.70	-
60 lf	D Curb	\$ 841.50	-	-		-	0%	841.50	-
100 sy	S-55 4' manhole	\$ 2,524.50	-	-		-	0%	2,524.50	-
5 ea	Striping Park stalls	\$ 140.25	-	-		-	0%	140.25	-
1 Ls.	Layout	\$ 2,636.70	-	-		-	0%	2,636.70	-
60 lf	18" RCP	\$ 2,625.48	1,000.00	-		1,000.00	38%	1,625.48	50.00
215 lf	24" RCP	\$ 13,026.42	6,513.21	-		6,513.21	50%	6,513.21	325.66
1 ea	24" MES	\$ 2,805.00	-	-		-	0%	2,805.00	-
1 ea	D-133B	\$ 5,610.00	-	-		-	0%	5,610.00	-
2 Ea.	P6 C/I	\$ 10,771.50	-	-		-	0%	10,771.50	-
650 sy	Stabilization/base/paving	\$ 16,409.25	-	-		-	0%	16,409.25	-
500 lf	F Curb	\$ 8,919.90	-	-		-	0%	8,919.90	-
900 sf	Brick Pavers/Base	\$ 18,933.75	-	-		-	0%	18,933.75	-
60 lf	Ribbon Curb	\$ 942.48	-	-		-	0%	942.48	-
240 lf	"D" Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
1 Ls.	Striping/Signage	\$ 4,263.60	-	-		-	0%	4,263.60	-
(200) sy	1.5 Asphalt	\$ (2,131.80)	-	-		-	0%	(2,131.80)	-
(500) lf	"D" Curb	\$ (7,012.50)	-	-		-	0%	(7,012.50)	-
2 Ea.	5' sanitary manhole 16'-18'	\$ 47,124.00	25,000.00	-		25,000.00	53%	22,124.00	1,250.00
3 ea	8" Fitting (reuse)	\$ 2,524.50	-	-		-	0%	2,524.50	-
2 Ea.	8" Fitting (water)	\$ 1,683.00	-	-		-	0%	1,683.00	-
1200 lf	Labor	\$ 104,184.44	92,092.22	-		92,092.22	89%	12,092.22	4,604.61
1200 lf	Material	\$ 38,533.97	38,533.97	-		38,533.97	100%	-	1,926.70
2 Ea.	8" tie in	\$ 5,610.00	-	-		-	0%	5,610.00	-
(1200) lf	8" pvc DR 18	\$ (25,245.00)	(25,245.00)	-		(25,245.00)	100%	-	(1,262.25)
(2530) sy	ROW Restoration	\$ (8,516.30)	-	-		-	0%	(8,516.30)	-
	CO#3 -5 added DD service	\$ 20,281.89	20,281.89	-		20,281.89	100%	-	1,014.09
	Co#4 -8R1 Duke Sleeves	\$ 7,953.86	-	-		-	0%	7,953.86	-
	Co#5-9 Irrigation sleeves	\$ 20,490.53	-	-		-	0%	20,490.53	-
	CO#6 -10 Ferguson ODP	\$ (503,203.99)	(88,500.00)	-		(88,500.00)	18%	(414,703.99)	(4,425.00)
	Co#7 - 11 Mack ODP	\$ (270,203.28)	(116,800.00)	-		(116,800.00)	44%	(153,403.28)	(5,840.00)
Totals		(411,050.58)	(27,479.81)	-	-	(27,479.81)	7%	(383,570.77)	(1,373.99)
PAGE TOTALS		(411,050.58)	(27,479.81)	-	-	(27,479.81)	7%	(383,570.77)	(1,373.99)

Frederico P. Quintip

REVIEWED

By Frederico at 3:14 pm, May 15, 2020

## **EXHIBIT B**

### **FORM OF REQUISITION ACQUISITION AND CONSTRUCTION FUND**

Magic Place Community Development District  
Osceola County, Florida

U.S. Bank National Association  
Orlando, Florida

#### **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Magic Place Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 14
- (B) Name of Payee: All State Paving
- (C) Amount Payable: \$434,720.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Detail included on in backup provided.
- (E) Account from which disbursement to be made: Acquisition & Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project;
4. each disbursement represents a Cost of the 2019 Project which has not previously been paid; and

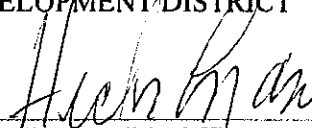
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

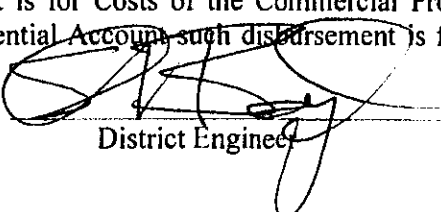
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 01/16/20

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2019 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2019 Project improvements being acquired from the proceeds of the 2019 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2019 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2019 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2019 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them and (vi) if the disbursement is from moneys in the Commercial Account the disbursement is for Costs of the Commercial Project and if the disbursement is from moneys in the Residential Account such disbursement is for Costs of the Residential Project.

  
District Engineer



# APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1 of 18

TO Contractor:  
Magic Village 3 LLC  
121 South Orange Avenue S#850  
Orlando, FL 32801

PROJECT:  
Magic Village by Poininfarina  
5500 W Irla Bronson Mem Hwy  
Kissimmee FL

APPLICATION NO. 22  
PERIOD TO: 5/27/2020  
PROJECT NOS.:  
JOB# 4081

DISTRIBUTION TO:  
☒ OWNER  
☒ Engineer  
☐ CONTRACTOR

FROM SUBCONTRACTOR: Allstate Paving, Inc.  
5284 Patch Road  
Orlando, FL 32822  
CONTRACT FOR: Site Improvements

VIA ARCHITECT:

CONTRACT DATE: 5/28/2019

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.

Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM		\$ 12,594,687.13
2. Net change by Change Orders		\$ (411,050.58)
3. Contract Sum To Date (line 1+2)		\$ 12,183,636.55
4. TOTAL COMPLETED AND STORED TO D/DATE (Column G on individual sheets)		\$ 6,082,979.21
5. RETAINAGE:		
a 5% of completed work (Columns D+E on individual sheets)	\$ 5,890,979.21	\$ 294,548.96
b 5% of completed work (Column F on individual sheets)	\$ 192,000.00	\$ 9,600.00
Total Retainage (line 5a+5b)		\$ 304,148.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$ 5,778,830.25
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		\$ 5,344,110.25
8. CURRENT PAYMENT DUE		\$ 434,720.00
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 4)	\$ 6,404,806.30	

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

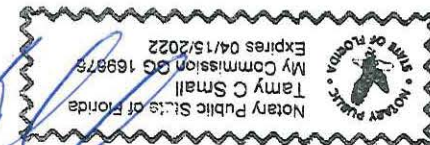
CONTRACTOR:

By: [Signature] Date: 6/2/2020

State of: Florida  
County of: Orange  
Subscribed and sworn to before me this 2 day of June 2020

Notary Public:

My Commission expires:



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED \_\_\_\_\_ Date: \_\_\_\_\_

( Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified. )

Architect :

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

### CHANGE ORDER SUMMARY

CO#1	\$ 11,047.21	CO#5 \$20490.53
CO#2	\$ 302,583.20	CO#6 \$-503,203.99
CO#3	\$ 20,281.89	CO#7 \$-270,203.28
CO#4	\$ 7,953.86	
Total Change Orders	\$ (411,050.58)	

## AIA DOCUMENT G703

Page 2 of 18

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing  
Contractor's signed certification is attached.

**Magic Village by Poininfarina**  
**5500 W Irlo Bron**

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply. **Kissimmee Fl**

APPLICATION NO: **22**

APPLICATION DATE: **5/27/2020**

PERIOD TO: **5/27/2020**

ARCHITECT'S PROJECT NO:

Job No: **4081**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	<b>General Conditions</b>	104,000.00	62,750.00	2,500.00	-	65,250.00	62%	38,750.00	3,262.50
	<b>Phase 1</b>	7,322,150.85	4,349,357.50	210,550.00	-	4,559,907.50	62%	2,762,243.35	227,995.38
	<b>General Conditions</b>	45,000.00	7,500.00	-	-	7,500.00	16%	37,500.00	375.00
	<b>Phase 2</b>	1,006,979.53	316,202.00	83,600.00	-	399,802.00	39%	607,177.53	19,990.10
	<b>General Conditions</b>	32,050.00	9,500.00	2,500.00	-	12,000.00	37%	20,050.00	600.00
	<b>Phase 3</b>	1,405,623.70	591,512.00	52,200.00	75,000.00	718,712.00	51%	686,911.70	35,935.60
	<b>General Conditions</b>	44,000.00	8,500.00	-	-	8,500.00	19%	35,500.00	425.00
	<b>Phase 4</b>	1,431,527.00	224,200.00	106,250.00	92,000.00	422,450.00	29%	1,009,077.00	21,122.50
	<b>General Conditions</b>	23,500.00	2,500.00	-	-	2,500.00	10%	21,000.00	125.00
	<b>Phase 5</b>	1,179,856.05	80,837.52	-	25,000.00	105,837.52	8%	1,074,018.53	5,291.88
	<b>sub-total</b>	\$ 12,594,687.13	\$ 5,652,859.02	\$ 457,600.00	\$ 192,000.00	\$ 6,302,459.02	50%	\$ 6,292,228.11	\$ 315,122.95
	<b>CHANGE ORDERS</b>	\$ (411,050.58)	\$ (27,479.81)	\$ (192,000.00)	\$ -	\$ (219,479.81)	-53%	\$ (191,570.77)	\$ (10,973.99)
	<b>GRAND TOTALS</b>	\$ 12,183,636.55	\$ 5,625,379.21	\$ 265,600.00	\$ 192,000.00	\$ 6,082,979.21	49%	\$ 6,100,657.34	\$ 304,148.96

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing  
Contractor's signed certification is attached.

**Magic Village by Poininfarina**  
**5500 W Irlo Bron**

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply. **Kissimmee Fl**

APPLICATION NO: 22

APPLICATION DATE: 5/27/2020

PERIOD TO: 5/27/2020

ARCHITECT'S PROJECT NO:

Job No: 4081

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	<b>General Conditions</b>	104,000.00	62,750.00	2,500.00	-	65,250.00	62%	38,750.00	3,262.50
	<b>Phase 1</b>	7,322,150.85	4,349,357.50	210,550.00	-	4,559,907.50	62%	2,762,243.35	227,995.38
	<b>General Conditions</b>	45,000.00	7,500.00	-	-	7,500.00	16%	37,500.00	375.00
	<b>Phase 2</b>	1,006,979.53	316,202.00	83,600.00	-	399,802.00	39%	607,177.53	19,990.10
	<b>General Conditions</b>	32,050.00	9,500.00	2,500.00	-	12,000.00	37%	20,050.00	600.00
	<b>Phase 3</b>	1,405,623.70	591,512.00	52,200.00	75,000.00	718,712.00	51%	686,911.70	35,935.60
	<b>General Conditions</b>	44,000.00	8,500.00	-	-	8,500.00	19%	35,500.00	425.00
	<b>Phase 4</b>	1,431,527.00	224,200.00	106,250.00	92,000.00	422,450.00	29%	1,009,077.00	21,122.50
	<b>General Conditions</b>	23,500.00	2,500.00	-	-	2,500.00	10%	21,000.00	125.00
	<b>Phase 5</b>	1,179,856.05	80,837.52	-	25,000.00	105,837.52	8%	1,074,018.53	5,291.88
	<b>sub-total</b>	\$ 12,594,687.13	\$ 5,652,859.02	\$ 457,600.00	\$ 192,000.00	\$ 6,302,459.02	50%	\$ 6,292,228.11	\$ 315,122.95
	<b>CHANGE ORDERS</b>	\$ (411,050.58)	\$ (27,479.81)	\$ -	\$ -	\$ (27,479.81)	-7%	\$ (383,570.77)	\$ (1,373.99)
	<b>GRAND TOTALS</b>	\$ 12,183,636.55	\$ 5,625,379.21	\$ 457,600.00	\$ 192,000.00	\$ 6,274,979.21	51%	\$ 5,908,657.34	\$ 313,748.96

FG PS. This page is repeated



# Continuation Sheet

Page 3 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,

containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee Fl

Application No: 22

Application Date: 5/27/2020

Period To: 5/27/2020

Architects Project No:

Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 1	General Conditions								
1 Ls.	Mobilization	44,000.00	40,000.00	-		40,000.00	91%	4,000.00	2,000.00
1 Ls.	Layout	45,000.00	22,750.00	2,500.00		25,250.00	56%	19,750.00	1,262.50
1 Ls.	Certified Asbuilts	15,000.00	-	-		-	0%	15,000.00	-
	Totals	104,000.00	62,750.00	2,500.00	-	65,250.00	62%	38,750.00	3,262.50
	Earthwork - Phase 1								
26640 Lf.	Silt Fence	23,976.00	20,680.80	-		20,680.80	87%	3,295.20	1,034.04
1 Ea.	Construction Entrance	5,000.00	3,000.00	-		3,000.00	60%	2,000.00	150.00
128 Ac.	Clear & Burn	345,600.00	341,088.00	-		341,088.00	99%	4,512.00	17,054.40
87 Ea.	Inlet Protection	11,310.00	6,750.00	-		6,750.00	60%	4,560.00	337.50
1 Ls.	Erosion Control Maintainace	44,600.00	31,000.00	-		31,000.00	70%	13,600.00	1,550.00
27655 Cy.	Site Excavation	69,137.50	68,500.00	-		68,500.00	99%	637.50	3,425.00
1 Ls.	Dewatering/Ponds	500,000.00	435,000.00	-		435,000.00	87%	65,000.00	21,750.00
420062 Cy.	Cut & Fill	1,050,155.00	627,554.25	-		627,554.25	60%	422,600.75	31,377.71
72000 Cy.	Pond Excavation	136,800.00	90,000.00	-		90,000.00	66%	46,800.00	4,500.00
60 Ea.	Grade Building Pads	16,800.00	7,000.00	1,000.00		8,000.00	47%	8,800.00	400.00
37050 Sy.	Grade R.O.W	74,100.00	12,000.00	-		12,000.00	17%	62,100.00	600.00
44250 Sy.	Grade Lots	46,462.50	15,000.00	2,000.00		17,000.00	36%	29,462.50	850.00
49015 Sy.	Grade Pond Slopes	24,507.50	13,500.00	5,000.00		18,500.00	75%	6,007.50	925.00
49015 Sy.	Sod Ponds	122,537.50	80,000.00	20,000.00		100,000.00	81%	22,537.50	5,000.00
3402 Sy.	Sod B.O.C	10,206.00	-	-		-	0%	10,206.00	-
193000 Sy.	Seed & Mulch	57,900.00	55,000.00	-		55,000.00	95%	2,900.00	2,750.00
200 Lf.	Retaining Wall	30,000.00	10,000.00	18,000.00		28,000.00	93%	2,000.00	1,400.00
136 Lf.	Handrail	5,712.00	-	-		-	0%	5,712.00	-
	Totals	2,574,804.00	1,816,073.05	46,000.00	-	1,862,073.05	72%	712,730.95	93,103.65
	PAGE TOTALS	2,678,804.00	1,878,823.05	48,500.00	-	1,927,323.05	71%	751,480.95	96,366.15

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# Continuation Sheet

Page 4 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.  
In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary - Phase 1									
50 Lf.	8" SDR 35 0'-6'	2,000.00	1,500.00	-		1,500.00	75%	500.00	75.00
98 Lf.	8" SDR 35 6'-8'	3,920.00	2,750.00	-		2,750.00	71%	1,170.00	137.50
533 Lf.	8" SDR 35 8'-10'	16,523.00	13,000.00	1,000.00		14,000.00	84%	2,523.00	700.00
1217 Lf.	8" SDR 35 10'-12'	37,727.00	34,500.00	1,000.00		35,500.00	94%	2,227.00	1,775.00
714 Lf.	8" SDR 35 12'-14'	25,525.50	23,200.00	-		23,200.00	91%	2,325.50	1,160.00
503 Lf.	8" SDR 35 14'-16'	25,074.55	22,844.00	-		22,844.00	92%	2,230.55	1,142.20
762 Lf.	8" SDR 35 16'-18'	52,959.00	49,148.00	1,000.00		50,148.00	94%	2,811.00	2,507.40
251 Lf.	8" SDR 35 18'-20'	24,472.50	23,472.00	-		23,472.00	96%	1,000.50	1,173.60
60 Lf.	10" DR 11 HDPE DIP	10,500.00	10,500.00	-		10,500.00	100%	-	525.00
1 Ea.	4' Sa n M/H 0'-6'	4,000.00	2,200.00	-		2,200.00	55%	1,800.00	110.00
1 Ea.	4' San M/H 6'-8'	5,000.00	2,200.00	-		2,200.00	44%	2,800.00	110.00
4 Ea.	4' San M/H 8'- 10'	22,400.00	18,000.00	-		18,000.00	81%	4,400.00	900.00
4 Ea.	4' San M/H 10'-12'	26,360.00	23,000.00	-		23,000.00	88%	3,360.00	1,150.00
5 EA.	4' San M/H 12'-14'	43,050.00	42,000.00	-		42,000.00	98%	1,050.00	2,100.00
4 Ea.	4' San M/H 14'-16'	38,000.00	31,500.00	1,500.00		33,000.00	86%	5,000.00	1,650.00
2 Ea.	4' San M/H 16'-18'	23,000.00	20,000.00	-		20,000.00	87%	3,000.00	1,000.00
1 Ea.	5' San M/H Lined 10'-12'	18,110.00	15,200.00	-		15,200.00	84%	2,910.00	760.00
1 Ea.	5' San M/H Lined 12'-14'	19,200.00	15,000.00	-		15,000.00	79%	4,200.00	750.00
2 Ea.	5' San M/H Lined 14'-16'	36,000.00	32,500.00	-		32,500.00	91%	3,500.00	1,625.00
3 Ea.	5' San M/H Lined 16'-18'	63,000.00	58,000.00	-		58,000.00	92%	5,000.00	2,900.00
1 Ea.	5' San M/H Lined 18'-20'	22,000.00	20,000.00	-		20,000.00	91%	2,000.00	1,000.00
11 Ea.	Single Service	6,820.00	4,700.00	-		4,700.00	69%	2,120.00	235.00
37 Ea.	Double Service	27,380.00	21,800.00	-		21,800.00	80%	5,580.00	1,090.00
4188 Lf.	TV/Test	18,846.00	7,500.00	-		7,500.00	40%	11,346.00	375.00
Totals		571,867.55	494,514.00	4,500.00	-	499,014.00	87%	72,853.55	24,950.70
PAGE TOTALS		571,867.55	494,514.00	4,500.00	-	499,014.00	87%	72,853.55	24,950.70

# Continuation Sheet

Page 5 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Drainage - Phase 1									
4235 Lf.	18" RCP	165,165.00	128,778.76	15,000.00		143,778.76	87%	21,386.24	7,188.94
539 Lf.	24" RCP	29,106.00	17,500.00	2,500.00		20,000.00	68%	9,106.00	1,000.00
294 Lf.	30" RCP	20,315.40	20,315.40	-		20,315.40	100%	-	1,015.77
2893 Lf.	36" RCP	328,355.50	317,506.65	5,000.00		322,506.65	98%	5,848.85	16,125.33
464 Lf.	48" RCP	71,920.00	69,036.53	-		69,036.53	96%	2,883.47	3,451.83
2760 Lf.	8" PVC	43,884.00	5,000.00	-		5,000.00	12%	38,884.00	250.00
735 Lf.	12" PVC	16,537.50	-	-		-	0%	16,537.50	-
108 Ea.	12" Yard Drain	75,600.00	-	-		-	0%	75,600.00	-
32 Ea.	"C" Inlet	111,680.00	99,462.51	2,500.00		101,962.51	91%	9,717.49	5,098.13
1 Ea.	"H" Inlet	4,600.00	2,400.00	-		2,400.00	53%	2,200.00	120.00
2 Ea.	"C" C/S	10,000.00	2,140.00	-		2,140.00	22%	7,860.00	107.00
1 Ea.	"E" C/S	6,000.00	3,000.00	-		3,000.00	50%	3,000.00	150.00
4 Ea.	P5 C/I	15,600.00	12,500.00	1,000.00		13,500.00	86%	2,100.00	675.00
21 Ea.	P6 C/I	100,800.00	86,197.63	3,500.00		89,697.63	88%	11,102.37	4,484.88
20 Ea.	Storm M/H	110,000.00	96,625.45	5,000.00		101,625.45	92%	8,374.55	5,081.27
4 Ea.	18" FES	6,000.00	2,500.00	1,500.00		4,000.00	66%	2,000.00	200.00
1 Ea.	30" FES	2,900.00	-	-		-	0%	2,900.00	-
5 Ea.	36" FES	20,500.00	15,000.00	-		15,000.00	74%	5,500.00	750.00
4 Ea.	48" FES	24,000.00	22,000.00	-		22,000.00	92%	2,000.00	1,100.00
3 Ea.	Spreader Swale	23,400.00	8,500.00	2,500.00		11,000.00	47%	12,400.00	550.00
1 Ls.	TV/Test	60,000.00	30,000.00	-		30,000.00	50%	30,000.00	1,500.00
Totals		1,246,363.40	938,462.93	38,500.00	-	976,962.93	78%	269,400.47	48,848.15
PAGE TOTALS		1,246,363.40	938,462.93	38,500.00	-	976,962.93	78%	269,400.47	48,848.15



# Continuation Sheet

Page 6 of 18

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
**Kissimmee FL**

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water - Phase 1									
1 Ea.	8" X 8" Tap	5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Connect to Existing	6,600.00	4,000.00	500.00		4,500.00	68%	2,100.00	225.00
2 Ea.	Temp Jumper	2,500.00	1,500.00	-		1,500.00	60%	1,000.00	75.00
2080 Lf.	16" DR 18 PVC	106,080.00	101,215.00	2,800.00		104,015.00	98%	2,065.00	5,200.75
120 Lf.	12" DR 18 PVC	4,080.00	4,080.00	-		4,080.00	50%	-	204.00
7200 Lf.	8" DR 18 PVC	135,000.00	125,386.00	4,500.00		129,886.00	96%	5,114.00	6,494.30
180 Lf.	6" DR 18 PVC	2,880.00	1,000.00	-		1,000.00	35%	1,880.00	50.00
4 Ea.	16" Gate Valve	24,000.00	21,500.00	-		21,500.00	90%	2,500.00	1,075.00
2 Ea.	12" Gate Valve	5,200.00	3,500.00	-		3,500.00	68%	1,700.00	175.00
27 Ea.	8" Gate Valve	41,850.00	37,500.00	-		37,500.00	90%	4,350.00	1,875.00
1 Ea.	6" Gate Valve	1,200.00	-	-		-	0%	1,200.00	-
15 Ea.	Fire Hydrant	61,500.00	44,500.00	2,500.00		47,000.00	76%	14,500.00	2,350.00
8 Ea.	2" Blow Off	12,000.00	-	3,500.00		3,500.00	29%	8,500.00	175.00
3 Ea.	1" Water Service	2,250.00	-	-		-	0%	2,250.00	-
9 Ea.	Meter Assembly	144,000.00	75,000.00	-		75,000.00	52%	69,000.00	3,750.00
1 Ls.	Fittings	6,900.00	2,000.00	-		2,000.00	29%	4,900.00	100.00
1 Ls.	Water Testing	11,000.00	-	3,500.00		3,500.00	31%	7,500.00	175.00
220 sy	Open/Cut Restoration	16,500.00	8,000.00	3,500.00		11,500.00	69%	5,000.00	575.00
2530 Sy	ROW Restoration	7,590.00	-	3,500.00		3,500.00	46%	4,090.00	175.00
Totals		596,130.00	429,181.00	24,300.00	-	453,481.00	76%	142,649.00	22,674.05
Lift Station - Phase 1									
1 Ea.	9' Wet Well	100,000.00	87,500.00	-		87,500.00	88%	12,500.00	4,375.00
1 Ea.	Pumps/Control Panel	75,000.00	-	-		-	0%	75,000.00	-
1 Ea.	L/S Plumb/Electrical	63,000.00	-	-		-	0%	63,000.00	-
1 Ea.	L/S Water Service	1,500.00	-	-		-	0%	1,500.00	-
1 Ls.	Dewater	25,000.00	25,000.00	-		25,000.00	100%	-	1,250.00
1535 Sf.	6" Concrete Dr	18,420.00	-	-		-	0%	18,420.00	-
1 Ea.	24" X 8" Tap	8,000.00	-	-		-	0%	8,000.00	-
1665 Lf.	8" DR 18 PVC	34,132.50	-	-		-	0%	34,132.50	-
1450 Lf.	12" PVC Dry Lined	46,400.00	20,880.00	-		20,880.00	45%	25,520.00	1,044.00
1 Ea.	12" Gate Valve	2,500.00	-	-		-	0%	2,500.00	-
1 Ls.	Fittings/Testing	17,000.00	-	-		-	0%	17,000.00	-
Totals		390,952.50	133,380.00	-	-	133,380.00	35%	257,572.50	6,669.00
									-
PAGE TOTALS									
		987,082.50	562,561.00	24,300.00	-	586,861.00	59%	400,221.50	29,343.05

# Continuation Sheet

Page 7 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,

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Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina

5500 W Irlo Bronson Mem Hwy

Kissimmee FL

Application No: 22

Application Date: 5/27/2020

Period To: 5/27/2020

Architects Project No:

Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse - Phase 1									
1 Ea.	12" X 10" Tap	6,635.00	3,500.00	1,000.00		4,500.00	67%	2,135.00	225.00
1 Ea.	Connect to Existing	1,550.00	1,200.00	-		1,200.00	78%	350.00	60.00
2250 Lf.	10" DR 18 PVC	53,775.00	47,621.00	3,000.00		50,621.00	94%	3,154.00	2,531.05
2480 Lf.	8" DR 18 PVC	44,392.00	38,718.00	2,500.00		41,218.00	92%	3,174.00	2,060.90
670 Lf.	6" DR 18 PVC	10,720.00	5,700.00	2,500.00		8,200.00	76%	2,520.00	410.00
140 Lf.	4" DR 18 PVC	2,100.00	-	750.00		750.00	35%	1,350.00	37.50
7 Ea.	10" Gate Valve	16,030.00	12,500.00	-		12,500.00	78%	3,530.00	625.00
10 Ea.	8" Gate Valve	15,900.00	7,500.00	3,000.00		10,500.00	66%	5,400.00	525.00
2 Ea.	6" Gate Valve	2,380.00	2,000.00	-		2,000.00	84%	380.00	100.00
1 Ea.	4" Gate Valve	1,020.00	-	-		-	0%	1,020.00	-
6 Ea.	2" Blow Off	9,000.00	-	3,000.00		3,000.00	33%	6,000.00	150.00
1 Ls.	Fittings	6,000.00	3,000.00	-		3,000.00	50%	3,000.00	150.00
1 Ls.	Reuse Testing	3,500.00	-	1,500.00		1,500.00	42%	2,000.00	75.00
Totals		173,002.00	121,739.00	17,250.00	-	138,989.00	80%	34,013.00	6,949.45
Pavement - Phase 1									
39264 Sy.	12" Stabilized Subgrade	117,792.00	77,000.00	20,000.00		97,000.00	82%	20,792.00	4,850.00
3660 Lf.	"A" Curb	54,534.00	31,860.20	-		31,860.20	59%	22,673.80	1,593.01
9216 Lf.	"F" Curb	146,534.40	78,960.32	10,000.00		88,960.32	60%	57,574.08	4,448.02
825 Lf.	"RA" Curb	11,550.00	-	-		-	0%	11,550.00	-
100 Lf.	Valley Gutter	2,500.00	-	-		-	0%	2,500.00	-
8935 Lf.	"D" Curb	111,687.50	15,000.00	-		15,000.00	14%	96,687.50	750.00
20210 Sy.	6" Crushed Concrete	242,520.00	86,187.00	30,000.00		116,187.00	47%	126,333.00	5,809.35
14490 Sy.	8" Crushed Concrete	231,840.00	80,000.00	20,000.00		100,000.00	43%	131,840.00	5,000.00
14490 Sy.	1.5" SP 9.5	137,655.00	12,000.00	-		12,000.00	9%	125,655.00	600.00
19705 Sy.	1.5 SP 9.5 (2 Lifts)	187,197.50	-	-		-	0%	187,197.50	-
14490 Sy.	2.5 SP 12.5	215,901.00	35,000.00	-		35,000.00	17%	180,901.00	1,750.00
5340 Lf.	7' X 4" Sidewalk	149,520.00	-	-		-	0%	149,520.00	-
2400 Lf.	11' X 4" Sidewalk	96,000.00	-	-		-	0%	96,000.00	-
14 EA.	7' Ramps w/Domes	16,800.00	-	-		-	0%	16,800.00	-
8 Ea.	11' Ramps w/ Domes	12,000.00	-	-		-	0%	12,000.00	-
1 Ls.	Striping & Signage	35,000.00	-	-		-	0%	35,000.00	-
Totals		1,769,031.40	416,007.52	80,000.00	-	496,007.52	28%	1,273,023.88	24,800.38
PAGE TOTALS									
		1,942,033.40	537,746.52	97,250.00	-	634,996.52	32%	1,307,036.88	31,749.83

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
**Kissimmee Fl**

Application No:	22
Application Date:	5/27/2020
Period To:	5/27/2020
Architects Project No:	
Job No:	4081

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# Continuation Sheet

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APPLICATION AND CERTIFICATE FOR PAYMENT,  
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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary - Phase 2									
353 Lf.	8" SDR 35 0'-6'	8,789.70	4,700.00	2,000.00		6,700.00	76%	2,089.70	335.00
585 Lf.	8" SDR 35 6'-8'	14,976.00	10,000.00	2,200.00		12,200.00	81%	2,776.00	610.00
334 Lf.	8" SDR 35 8'-10'	9,519.00	6,100.00	1,500.00		7,600.00	79%	1,919.00	380.00
149 Lf.	8" SDR 35 10'-12'	4,917.00	2,400.00	1,200.00		3,600.00	73%	1,317.00	180.00
2 Ea.	4' San M/H 0'-6'	7,600.00	6,000.00	-		6,000.00	79%	1,600.00	300.00
1 Ea.	4' San M/H 6'-8'	4,300.00	2,000.00	-		2,000.00	47%	2,300.00	100.00
3 Ea.	4' San M/H 8'- 10'	15,300.00	12,700.00	-		12,700.00	83%	2,600.00	635.00
7 Ea.	Single Service	4,270.00	1,000.00	-		1,000.00	24%	3,270.00	50.00
37 Ea.	Double Service	25,160.00	11,000.00	7,000.00		18,000.00	71%	7,160.00	900.00
1421 Lf.	TV/Test	7,105.00	-	-		-	0%	7,105.00	-
Totals		101,936.70	55,900.00	13,900.00	-	69,800.00	68%	32,136.70	3,490.00
Drainage - Phase 2									
52 Lf.	24" RCP	3,120.00	2,800.00	-		2,800.00	90%	320.00	140.00
1836 Lf.	36" RCP	201,960.00	135,000.00	20,000.00		155,000.00	76%	46,960.00	7,750.00
1600 Lf.	8" PVC	25,440.00	-	-		-	0%	25,440.00	-
495 Lf.	12" PVC	11,137.50	-	-		-	0%	11,137.50	-
64 Ea.	12" Yard Drain	44,160.00	-	-		-	0%	44,160.00	-
8 Ea.	"C" Inlet	39,200.00	20,500.00	-		20,500.00	53%	18,700.00	1,025.00
5 Ea.	Storm Manhole	31,000.00	24,700.00	-		24,700.00	80%	6,300.00	1,235.00
1 Ea.	36" FES	3,930.00	-	-		-	0%	3,930.00	-
1 Ea.	Spreader Swale	7,469.83	-	-		-	0%	7,469.83	-
1 Ls.	TV/Test	12,000.00	-	-		-	0%	12,000.00	-
Totals		379,417.33	183,000.00	20,000.00	-	203,000.00	53%	176,417.33	10,150.00
Pavement Phase 2									
8560 Sy	12" Stabilized Subgrade	25,680.00	12,500.00	-		12,500.00	49%	13,180.00	625.00
3930 Lf.	"D" Curb	49,125.00	-	-		-	0%	49,125.00	-
8340 Sy	6" Crushed Concrete	100,080.00	-	35,000.00		35,000.00	34%	65,080.00	1,750.00
8125 Sy.	1.5 SP 9.5 (2 Lifts)	77,187.50	-	-		-	0%	77,187.50	-
1 Ls.	Striping & Signage	4,000.00	-	-		-	0%	4,000.00	-
Totals		256,072.50	12,500.00	35,000.00	-	47,500.00	18%	208,572.50	2,375.00
PAGE TOTALS									
		737,426.53	251,400.00	68,900.00	-	320,300.00	43%	417,126.53	16,015.00

# Continuation Sheet

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APPLICATION AND CERTIFICATE FOR PAYMENT,

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Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irla Bronson Mem Hwy**  
 Kissimmee Fl

Application No: 22

Application Date: 5/27/2020

Period To: 5/27/2020

Architects Project No:

Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water Phase 2									
1 Ea.	Connect To Existing	500.00	-	-		-	0%	500.00	-
1 Ea.	Temp Jumper	1,250.00	1,250.00	-		1,250.00	100%	-	62.50
1700 Lf.	8" DR 18 PVC	30,600.00	20,000.00	7,000.00		27,000.00	88%	3,600.00	1,350.00
80 Lf.	6" DR 18 PVC	1,280.00	250.00	-		250.00	20%	1,030.00	12.50
5 Ea.	8" Gate Valve	7,000.00	3,500.00	-		3,500.00	50%	3,500.00	175.00
3 Ea.	Fire Hydrant	12,000.00	6,500.00	2,000.00		8,500.00	70%	3,500.00	425.00
3 Ea.	2" Blow Off	4,500.00	-	-		-	0%	4,500.00	-
6 Ea.	Meter Assembly (9 Units)	96,000.00	10,000.00	-		10,000.00	11%	86,000.00	500.00
4 Ea.	Meter Assembly(4 Units)	56,000.00	3,500.00	-		3,500.00	7%	52,500.00	175.00
1 Ls.	Fittings	4,700.00	-	2,000.00		2,000.00	42%	2,700.00	100.00
1 Ls.	Testing	3,000.00	-	-		-	0%	3,000.00	-
Totals		216,830.00	45,000.00	11,000.00	-	56,000.00	25%	160,830.00	2,800.00
Reuse Water Phase 2									
1 Ea.	Connect To Existing	500.00	500.00	-		500.00	100%	-	25.00
1480 Lf.	6" DR 18 PVC	17,760.00	13,552.00	2,200.00		15,752.00	88%	2,008.00	787.60
5 Ea.	6" Gate Valve	5,000.00	4,000.00	-		4,000.00	80%	1,000.00	200.00
2 Ea.	2" Blow Off	3,000.00		1,500.00		1,500.00	50%	1,500.00	75.00
1 Ls.	Fittings	1,500.00	-			-	0%	1,500.00	-
1 Ls.	Testing	1,700.00		-		-	0%	1,700.00	-
Totals		29,460.00	18,052.00	3,700.00	-	21,752.00	73%	7,708.00	1,087.60

# Continuation Sheet

Page 11 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
General Conditions Phase 3									
1 Ls.	Mobilization	3,050.00	1,500.00	-		1,500.00	50%	1,550.00	75.00
1 Ea.	Layout	25,000.00	8,000.00	2,500.00		10,500.00	42%	14,500.00	525.00
1 Ls.	Certified Asbuilts	4,000.00	-	-		-	0%	4,000.00	-
Totals		32,050.00	9,500.00	2,500.00	-	12,000.00	37%	20,050.00	600.00
Earthwork Phase 3									
1 Ea.	Construction Entrance	4,000.00	2,000.00	-		2,000.00	50%	2,000.00	100.00
20 Ea.	Inlet Protection	2,600.00	500.00	-		500.00	20%	2,100.00	25.00
1 Ls.	Erosion Control Maintance	3,000.00	250.00	-		250.00	9%	2,750.00	12.50
7705 Sy.	Grade R.O.W	15,410.00	-	-		-	-	15,410.00	-
2320 Sy.	Seed & Mulch	696.00	600.00	-		600.00	87%	96.00	30.00
Totals		25,706.00	3,350.00	-	-	3,350.00	13%	22,356.00	167.50
Drainage Phase 3									
373 Lf.	18" RCP	14,547.00	11,500.00	-		11,500.00	79%	3,047.00	575.00
646 Lf.	24" RCP	36,822.00	25,000.00	7,500.00		32,500.00	88%	4,322.00	1,625.00
1838 Lf.	36" RCP	231,588.00	226,500.00	2,000.00		228,500.00	98%	3,088.00	11,425.00
2920 Lf.	8" PVC	46,720.00	-	-		-	0%	46,720.00	-
865 Lf.	12" PVC	19,895.00	-	-		-	0%	19,895.00	-
116 Ea.	12" Yard Drain	81,200.00	-	-		-	0%	81,200.00	-
10 EA.	"C" Inlet	48,900.00	33,000.00	7,500.00		40,500.00	82%	8,400.00	2,025.00
1 Ea.	"E" Inlet/Skimmer	6,170.00	-	-		-	0%	6,170.00	-
7 Ea.	Storm Manhole	42,140.00	33,000.00	5,000.00		38,000.00	90%	4,140.00	1,900.00
2 Ea.	36" FES	7,860.00	-	-		-	0%	7,860.00	-
1 Ea.	Spreader Swale	7,470.00	-	-		-	0%	7,470.00	-
1 Ls.	TV/Test	22,190.00	5,000.00	-		5,000.00	0%	17,190.00	250.00
Totals		565,502.00	334,000.00	22,000.00	-	356,000.00	62%	209,502.00	17,800.00
PAGE TOTALS									
		591,208.00	337,350.00	22,000.00	-	359,350.00	60%	231,858.00	17,967.50



# Continuation Sheet

Page 12 of 18

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary Phase 3									
379 Lf.	8" SDR 35 0'-6'	9,437.10	7,500.00	-		7,500.00	80%	1,937.10	375.00
821 Lf.	8" SDR 35 6'-8'	21,017.60	18,000.00	-		18,000.00	86%	3,017.60	900.00
482 Lf.	8" SDR 35 8'-10'	13,496.00	11,400.00	-		11,400.00	85%	2,096.00	570.00
472 Lf.	8" SDR 26 10'-12'	15,576.00	13,000.00	-		13,000.00	84%	2,576.00	650.00
677 Lf.	8" SDR 26 12'-14'	24,372.00	23,200.00	-		23,200.00	96%	1,172.00	1,160.00
185 Lf.	8" SDR 26 14'-16'	9,435.00	9,212.00	-		9,212.00	98%	223.00	460.60
2 Ea.	4' San M/H 0'-6'	5,600.00	4,100.00	-		4,100.00	74%	1,500.00	205.00
3 Ea.	4' San M/H 6'-8'	12,900.00	11,500.00	-		11,500.00	90%	1,400.00	575.00
4 Ea.	4' San M/H 8'- 10'	20,400.00	17,100.00	-		17,100.00	84%	3,300.00	855.00
3 Ea.	4' San M/H 10'-12'	18,000.00	15,900.00	-		15,900.00	89%	2,100.00	795.00
2 Ea.	4' San M/H 12'-14'	16,000.00	14,000.00	-		14,000.00	88%	2,000.00	700.00
14 Ea.	Single Service	8,260.00	5,000.00	-		5,000.00	61%	3,260.00	250.00
71 Ea.	Double Service	48,280.00	36,000.00	5,000.00		41,000.00	84%	7,280.00	2,050.00
3016 Lf.	TV/Test	13,572.00	7,000.00	-		7,000.00	52%	6,572.00	350.00
Totals		236,345.70	192,912.00	5,000.00	-	197,912.00	83%	38,433.70	9,895.60
Paving Water Phase 3									
2 Ea.	Connect to Existing	1,000.00	750.00	-		750.00	75%	250.00	37.50
2 Ea.	Temp Jumper	2,000.00	1,500.00	-		1,500.00	75%	500.00	75.00
1840 Lf.	8" DR 18 PVC	33,120.00	24,000.00	7,000.00		31,000.00	93%	2,120.00	1,550.00
60 Lf.	6" DR 18 PVC	945.00	-	-		-	0%	945.00	-
3 Ea.	8" Gate Valve	4,200.00	2,500.00	-		2,500.00	60%	1,700.00	125.00
5 Ea.	Fire Hydrant	20,000.00	15,000.00	2,000.00		17,000.00	85%	3,000.00	850.00
1 Ea.	2" Blow Off	850.00	-	-		-	0%	850.00	-
8 Ea.	Meter Assembly(9 Units)	128,000.00	-	-	50,000.00	50,000.00	39%	78,000.00	2,500.00
5 Ea.	Meter Assembly(4Units)	70,000.00	-	-	25,000.00	25,000.00	35%	45,000.00	1,250.00
1 Ls.	Fittings	4,000.00	-	-		-	0%	4,000.00	-
1 Ls.	Water Testing	2,500.00	-	-		-	0%	2,500.00	-
Totals		266,615.00	43,750.00	9,000.00	75,000.00	127,750.00	47%	138,865.00	6,387.50
PAGE TOTALS		502,960.70	236,662.00	14,000.00	75,000.00	325,662.00	64%	177,298.70	16,283.10

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Application No:	22
Application Date:	5/27/2020
Period To:	5/27/2020
Architects Project No:	
Job No:	4081

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# Continuation Sheet

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APPLICATION AND CERTIFICATE FOR PAYMENT,  
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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
		WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 4									
General Conditions									
1 Ls.	Mobilization	\$ 10,000.00	3,500.00	-		3,500.00	0%	6,500.00	175.00
1 Ea.	Layout	\$ 30,000.00	5,000.00	-		5,000.00	0%	25,000.00	250.00
1 Ls.	Certified Asbuilts	\$ 4,000.00	-	-		-	0%	4,000.00	-
Totals		44,000.00	8,500.00	-	-	8,500.00	0%	35,500.00	425.00
Earthwork Phase 4									
1 Ea.	Construction Entrance	\$ 4,000.00	-	-		-	0%	4,000.00	-
24 Ea.	Inlet Protection	\$ 3,120.00	-	-		-	0%	3,120.00	-
1 Ls.	Erosion Control Maintance	\$ 3,000.00	-	-		-	0%	3,000.00	-
4330 Sy.	Grade R.O.W	\$ 10,825.00	-	-		-	0%	10,825.00	-
4330 Sy.	Seed & Mulch	\$ 1,299.00	-	-		-	0%	1,299.00	-
Totals		22,244.00	-	-	-	-	0%	22,244.00	-
Drainage Phase 4									
2618 Lf.	36" RCP	\$ 301,070.00	160,000.00	70,000.00		230,000.00	76%	71,070.00	11,500.00
3653 Lf.	8" PVC	\$ 52,968.50	-	-		-	0%	52,968.50	-
862 Lf.	12" PVC	\$ 18,102.00	-	-		-	0%	18,102.00	-
144 Ea.	12" Yard Drain	\$ 100,800.00	-	-		-	0%	100,800.00	-
13 Ea.	"C" Inlet	\$ 58,760.00	12,500.00	20,000.00		32,500.00	55%	26,260.00	1,625.00
8 Ea.	Storm Manhole	\$ 48,160.00	28,000.00	5,000.00		33,000.00	68%	15,160.00	1,650.00
4 Ea.	36" FES	\$ 15,720.00	-	-		-	0%	15,720.00	-
1 Ls.	TV/Test	\$ 20,000.00	5,000.00	-		5,000.00	25%	15,000.00	250.00
Totals		615,580.50	205,500.00	95,000.00	-	300,500.00	48%	315,080.50	15,025.00
Sanitary Phase 4									
87 Lf.	8" SDR 35 6'-8'	\$ 2,610.00	1,000.00	-		1,000.00	39%	1,610.00	50.00
372 Lf.	8" SDR 35 8'-10"	\$ 10,416.00	6,500.00	2,500.00		9,000.00	86%	1,416.00	450.00
96 Lf.	8" SDR 35 10'-12'	\$ 3,264.00	1,000.00	750.00		1,750.00	53%	1,514.00	87.50
1 Ea.	4' San M/H 6'-8'	\$ 4,300.00	1,200.00	2,000.00		3,200.00	74%	1,100.00	160.00
2 Ea.	4' San M/H 8'-10'	\$ 10,200.00	6,000.00	3,000.00		9,000.00	88%	1,200.00	450.00
3 Ea.	Single Service	\$ 1,770.00	-	500.00		500.00	28%	1,270.00	25.00
15 Ea.	Double Service	\$ 10,200.00	3,000.00	2,500.00		5,500.00	53%	4,700.00	275.00
555 Lf.	TV/Test	\$ 2,497.50	-	-		-	0%	2,497.50	-
Totals		45,257.50	18,700.00	11,250.00	-	29,950.00	66%	15,307.50	1,497.50
PAGE TOTALS		727,082.00	232,700.00	106,250.00	-	338,950.00	46%	388,132.00	16,947.50



# Continuation Sheet

Page 15 of 18

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**Magic Village by Poininfarina**  
**5500 W Irla Bronson Mem Hwy**  
Kissimmee Fl

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
<b>Water Phase 4</b>									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 1,700.00	-	-		-	0%	1,700.00	-
2400 Lf.	8" DR 18 PVC	\$ 40,800.00	-	-		-	0%	40,800.00	-
80 Lf.	6" DR 18 PVC	\$ 1,120.00	-	-		-	0%	1,120.00	-
6 Ea.	8" Gate Valve	\$ 8,400.00	-	-		-	0%	8,400.00	-
1 Ea.	Fire Hydrant	\$ 4,000.00	-	-		-	0%	4,000.00	-
2 Ea.	2" Blow Off	\$ 1,700.00	-	-		-	0%	1,700.00	-
11 Ea.	Meter Assembly (9 Units)	\$ 176,000.00	-	-	70000	70,000.00	39%	106,000.00	3,500.00
3 Ea.	Meter Assembly (4 Units)	\$ 42,000.00	-	-	22000	22,000.00	52%	20,000.00	1,100.00
1 Ls.	Fittings	\$ 6,000.00	-	-		-	0%	6,000.00	-
1 Ls.	Water Testing	\$ 2,500.00	-	-		-	0%	2,500.00	-
	<b>Totals</b>	<b>285,220.00</b>	<b>-</b>	<b>-</b>	<b>92,000.00</b>	<b>92,000.00</b>	<b>32%</b>	<b>193,220.00</b>	<b>4,600.00</b>
<b>Reuse Phase 4</b>									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2140 Lf.	6" DR 18 PVC	\$ 29,425.00	-	-		-	0%	29,425.00	-
220 Lf.	4" DR 18 PVC	\$ 2,585.00	-	-		-	0%	2,585.00	-
6 Ea.	6" Gate Valve	\$ 6,900.00	-	-		-	0%	6,900.00	-
1 Ea.	4" Gate Valve	\$ 950.00	-	-		-	0%	950.00	-
2 Ea.	2" Blow Off	\$ 2,700.00	-	-		-	0%	2,700.00	-
1 Ls.	Fittings	\$ 4,500.00	-	-		-	0%	4,500.00	-
1 Ls.	Reuse Testing	\$ 750.00	-	-		-	0%	750.00	-
	<b>Totals</b>	<b>48,810.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>48,810.00</b>	<b>-</b>
<b>Pavement Phase 4</b>									
13600 Sy.	12" Stabilized Subgrade	\$ 40,800.00	-	-		-	0%	40,800.00	-
6595 Lf.	"D" Curb	\$ 82,437.50	-	-		-	0%	82,437.50	-
13330 Sy.	6" Crushed Concrete	\$ 159,960.00	-	-		-	0%	159,960.00	-
12865 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 122,217.50	-	-		-	0%	122,217.50	-
1 Ls.	Striping & Signage	\$ 9,000.00	-	-		-	0%	9,000.00	-
	<b>Totals</b>	<b>414,415.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>414,415.00</b>	<b>-</b>
<b>PAGE TOTALS</b>									
		<b>748,445.00</b>	<b>-</b>	<b>-</b>	<b>92,000.00</b>	<b>92,000.00</b>	<b>12%</b>	<b>656,445.00</b>	<b>4,600.00</b>

# Continuation Sheet

Page 16 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
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In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Phase 5								
	General Conditions								
1 Ls.	Mobilization	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Layout	\$ 15,000.00	2,500.00	-		2,500.00	17%	12,500.00	125.00
1 Ls.	Certified Asbuilts	\$ 3,500.00	-	-		-	0%	3,500.00	-
	Totals	23,500.00	2,500.00	-	-	2,500.00	11%	21,000.00	125.00
	Earthwork Phase 5								
1 Ea.	Construction Entrance	\$ 4,000.00	-	-		-	0%	4,000.00	-
18 Ea.	Inlet Protection	\$ 1,800.00	-	-		-	0%	1,800.00	-
1 Ls.	Erosion Control Maintance	\$ 3,500.00	-	-		-	0%	3,500.00	-
4300 Sy.	Grade R.O.W	\$ 10,750.00	-	-		-	0%	10,750.00	-
4300 Sy.	Seed & Mulch	\$ 1,290.00	-	-		-	0%	1,290.00	-
	Totals	21,340.00	-	-	-	-	0%	21,340.00	-
	Sanitary Phase 5								
480 Lf.	8" SDR 35 0'-6'	\$ 12,000.00	-	-	3000	3,000.00	25%	9,000.00	150.00
974 Lf.	8" SDR 35 6'-8'	\$ 25,324.00	-	-	7500	7,500.00	29%	17,824.00	375.00
249 Lf.	8" SDR 35 8'-10'	\$ 6,972.00	-	-	1500	1,500.00	21%	5,472.00	75.00
3 Ea.	4' San M/H 0'-6'	\$ 13,680.00	-	-	6500	6,500.00	47%	7,180.00	325.00
3 Ea.	4' San M/H 6'-8'	\$ 16,986.60	-	-	6500	6,500.00	38%	10,486.60	325.00
9 Ea.	Single Service	\$ 5,310.00	-	-		-	0%	5,310.00	-
48 Ea.	Double Service	\$ 36,480.00	-	-		-	0%	36,480.00	-
1703 Lf.	TV/Test	\$ 8,515.00	-	-		-	0%	8,515.00	-
	Totals	125,267.60	-	-	25,000.00	25,000.00	19%	100,267.60	1,250.00
	Drainage Phase 5								
1754 Lf.	36" RCP	\$ 208,375.20	60,837.52	-		60,837.52	30%	147,537.68	3,041.88
3318 Lf.	8" PVC	\$ 51,429.00	-	-		-	0%	51,429.00	-
985 Lf.	12" PVC	\$ 21,423.75	-	-		-	0%	21,423.75	-
132 Ea.	12" Yard Drain	\$ 92,400.00	-	-		-	0%	92,400.00	-
9 Ea.	"C" Inlet	\$ 40,680.00	-	-		-	0%	40,680.00	-
1 Ea.	"E" C/S	\$ 7,800.00	-	-		-	0%	7,800.00	-
7 Ea.	Storm Manhole	\$ 48,300.00	20,000.00	-		20,000.00	42%	28,300.00	1,000.00
2 Ea.	36" FES	\$ 7,860.00	-	-		-	0%	7,860.00	-
1 Ea.	Spreader Swale	\$ 7,300.00	-	-		-	0%	7,300.00	-
1 Ls.	TV/Test	\$ 22,000.00	-	-		-	0%	22,000.00	-
	Totals	507,567.95	80,837.52	-	-	80,837.52	16%	426,730.43	4,041.88
	Water Phase 5								
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 2,500.00	-	-		-	0%	2,500.00	-
1880 Lf.	8" DR 18 PVC	\$ 33,746.00	-	-		-	0%	33,746.00	-
60 Lf.	6" DR 18 PVC	\$ 837.00	-	-		-	0%	837.00	-
4 Ea.	Fire Hydrant	\$ 17,600.00	-	-		-	0%	17,600.00	-
9 Ea.	Meter Assembly (9 unit)	\$ 144,000.00	-	-		-	0%	144,000.00	-
6 Ea.	Meter Assembly (4 unit)	\$ 84,000.00	-	-		-	0%	84,000.00	-
1 Ls.	Fittings	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ls.	Water Testing	\$ 2,800.00	-	-		-	0%	2,800.00	-
	Totals	291,483.00	-	-	-	-	0%	291,483.00	-
	PAGE TOTALS	969,158.55	83,337.52	-	25,000.00	108,337.52	11%	860,821.03	5,416.88

# Continuation Sheet

Page 17 of 18

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**Magic Village by Poininfarina**

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Kissimmee Fl

Application No: 22

Application Date: 5/27/2020

Period To: 5/27/2020

Architects Project No:

Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse Water Phase 5									
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
1160 Lf	6" DR 18 PVC	\$ 14,790.00	-	-		-	0%	14,790.00	-
620 Lf.	4" DR 18 PVC	\$ 6,665.00	-	-		-	0%	6,665.00	-
1 Ls.	Fittings	\$ 4,500.00	-	-		-	0%	4,500.00	-
1 Ls.	Reuse Water Testing	\$ 1,200.00	-	-		-	0%	1,200.00	-
Totals		28,155.00	-	-	-	-	0%	28,155.00	-
Pavement Phase 5									
6905 Sy.	12" Stabilized Subgrade	\$ 20,715.00	-	-		-	0%	20,715.00	-
3280 Lf.	"D" Curb	\$ 39,360.00	-	-		-	0%	39,360.00	-
6725 Sy.	6" Crushed Concrete	\$ 77,337.50	-	-		-	0%	77,337.50	-
6540 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 62,130.00	-	-		-	0%	62,130.00	-
1 Ls.	Striping & Signage	\$ 6,500.00	-	-		-	0%	6,500.00	-
Totals		206,042.50	-	-	-	-	0%	206,042.50	-
PAGE TOTALS		234,197.50	-	-	-	-	24%	234,197.50	-



## Continuation Sheet

Page 18 of 18

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Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

Application No: 22  
Application Date: 5/27/2020  
Period To: 5/27/2020  
Architects Project No:  
Job No: 4081

By *Frederico at 5:35 pm, Jun 03, 2020*  
**REVIEWED**

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Change Orders								
11,047.21	CO#1-4R1 Sanitary manhole changes								
1 ea	S-49 Add liner	\$ 6,385.31	5,108.25	-		5,108.25	80%	1,277.06	255.41
1 ea	S-55 increase from 4' to 5'	\$ 9,676.13	7,740.90	-		7,740.90	80%	1,935.23	387.05
1 ea	S-55 4' manhole	\$ (5,014.23)	(4,011.38)	-		(4,011.38)	80%	(1,002.85)	(200.57)
302,583.20	CO #2-R5R1 Plan revision 8								
2 Ea.	J Manhole	\$ 11,220.00	5,049.00	-		5,049.00	45%	6,171.00	252.45
1 ea	Modify D 15	\$ 2,597.43	2,000.00	-		2,000.00	77%	597.43	100.00
352 lf	36" RCP	\$ 44,826.15	30,000.00	-		30,000.00	67%	14,826.15	1,500.00
210 lf	36" RCP	\$ (26,742.87)	(26,742.87)	-		(26,742.87)	100%	-	(1,337.14)
1 Ls.	Layout	\$ 1,346.40	500.00	-		500.00	38%	846.40	25.00
240 lf	D Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
470sy	Stabilization/base/paving	\$ 11,865.15	-	-		-	0%	11,865.15	-
2 Ea.	Handicapp ramp	\$ 2,692.80	-	-		-	0%	2,692.80	-
16 ea	Striping - parking stalls	\$ 448.80	-	-		-	0%	448.80	-
1 Ls.	Layout	\$ 392.70	-	-		-	0%	392.70	-
60 lf	D Curb	\$ 841.50	-	-		-	0%	841.50	-
100 sy	S-55 4' manhole	\$ 2,524.50	-	-		-	0%	2,524.50	-
5 ea	Striping Park stalls	\$ 140.25	-	-		-	0%	140.25	-
1 Ls.	Layout	\$ 2,636.70	-	-		-	0%	2,636.70	-
60 lf	18" RCP	\$ 2,625.48	1,000.00	-		1,000.00	38%	1,625.48	50.00
215 lf	24" RCP	\$ 13,026.42	6,513.21	-		6,513.21	50%	6,513.21	325.66
1 ea	24" MES	\$ 2,805.00	-	-		-	0%	2,805.00	-
1 ea	D-133B	\$ 5,610.00	-	-		-	0%	5,610.00	-
2 Ea.	P6 C/I	\$ 10,771.50	-	-		-	0%	10,771.50	-
650 sy	Stabilization/base/paving	\$ 16,409.25	-	-		-	0%	16,409.25	-
500 lf	F Curb	\$ 8,919.90	-	-		-	0%	8,919.90	-
900 sf	Brick Pavers/Base	\$ 18,933.75	-	-		-	0%	18,933.75	-
60 lf	Ribbon Curb	\$ 942.48	-	-		-	0%	942.48	-
240 lf	"D" Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
1 Ls.	Striping/Signage	\$ 4,263.60	-	-		-	0%	4,263.60	-
(200) sy	1.5 Asphalt	\$ (2,131.80)	-	-		-	0%	(2,131.80)	-
(500) lf	"D" Curb	\$ (7,012.50)	-	-		-	0%	(7,012.50)	-
2 Ea.	5' sanitary manhole 16'-18'	\$ 47,124.00	25,000.00	-		25,000.00	53%	22,124.00	1,250.00
3 ea	8" Fitting (reuse)	\$ 2,524.50	-	-		-	0%	2,524.50	-
2 Ea.	8" Fitting (water)	\$ 1,683.00	-	-		-	0%	1,683.00	-
1200 lf	Labor	\$ 104,184.44	92,092.22	-		92,092.22	89%	12,092.22	4,604.61
1200 lf	Material	\$ 38,533.97	38,533.97	-		38,533.97	100%	-	1,926.70
2 Ea.	8" tie in	\$ 5,610.00	-	-		-	0%	5,610.00	-
(1200) lf	8" pvc DR 18	\$ (25,245.00)	(25,245.00)	-		(25,245.00)	100%	-	(1,262.25)
(2530) sy	ROW Restoration	\$ (8,516.30)	-	-		-	0%	(8,516.30)	-
	CO#3 -5 added DD service	\$ 20,281.89	20,281.89	-		20,281.89	100%	-	1,014.09
	Co#4 -8R1 Duke Sleeves	\$ 7,953.86	-	-		-	0%	7,953.86	-
	Co#5-9 Irrigation sleeves	\$ 20,490.53	-	-		-	0%	20,490.53	-
	Co#6 -10 Ferguson ODP	\$ (503,203.99)	(88,500.00)	(63,851.14)		(152,351.14)	30%	(350,852.85)	(7,617.56)
	Co#7 - 11 Mack ODP	\$ (270,203.28)	(116,800.00)	(128,148.86)		(244,948.86)	90%	(25,254.42)	(12,247.44)
	Totals	(411,050.58)	(27,479.81)	(192,000.00)	-	(219,479.81)	53%	(191,570.77)	(10,973.99)
	PAGE TOTALS	(411,050.58)	(27,479.81)	(192,000.00)	-	(219,479.81)	53%	(191,570.77)	(10,973.99)

*Frederico P. Gontijo*

## **EXHIBIT B**

### **FORM OF REQUISITION ACQUISITION AND CONSTRUCTION FUND**

Magic Place Community Development District  
Osceola County, Florida

U.S. Bank National Association  
Orlando, Florida

#### **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Magic Place Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 15
- (B) Name of Payee: All State Paving
- (C) Amount Payable: \$857,372.30
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Detail included on in backup provided.
- (E) Account from which disbursement to be made: Acquisition & Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project;
4. each disbursement represents a Cost of the 2019 Project which has not previously been paid; and



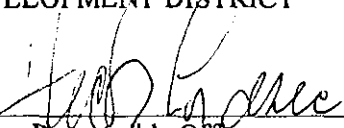
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

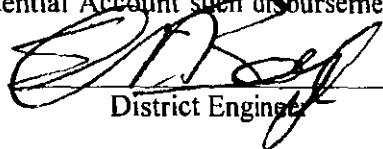
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 7/6/20

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2019 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2019 Project improvements being acquired from the proceeds of the 2019 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2019 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2019 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2019 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them and (vi) if the disbursement is from moneys in the Commercial Account the disbursement is for Costs of the Commercial Project and if the disbursement is from moneys in the Residential Account such disbursement is for Costs of the Residential Project.

  
District Engineer

# APPLICATION AND CERTIFICATE FOR PAYMENT

Page 1 of 18

TO Contractor:  
Magic Village 3 LLC  
121 South Orange Avenue S#850  
Orlando, FL 32801

PROJECT:  
Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

APPLICATION NO. 23  
PERIOD TO: 6/15/2020  
PROJECT NOS.:  
JOB# 4081

DISTRIBUTION TO:  
☒ OWNER  
☒ Engineer  
☐ CONTRACTOR

FROM SUBCONTRACTOR: Allstate Paving, Inc.  
5284 Patch Road  
Orlando, FL 32822

VIA ARCHITECT:

CONTRACT DATE: 5/28/2019

CONTRACT FOR:  
Site Improvements

## SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.

Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM \$ 12,594,687.13

2. Net change by Change Orders \$ (411,050.58)

3. Contract Sum To Date (line 1+2) \$ 12,183,636.55

4. TOTAL COMPLETED AND STORED TO D/ DATE \$ 6,985,476.36

(Column G on individual sheets)

### 5. RETAINAGE:

a 5% of completed work \$ 6,894,976.36 \$ 344,748.81

(Columns D+E on individual sheets)

b 5% of completed work \$ 90,500.00 \$ 4,525.00

(Column F on individual sheets)

Total Retainage (line 5a+5b) \$ 349,273.81

6. TOTAL EARNED LESS RETAINAGE \$ 6,636,202.55

( Line 4 less Line 5 Total )

7. LESS PREVIOUS PAYMENTS \$ 5,778,830.25

(Line 6 from prior Application )

8. CURRENT PAYMENT DUE \$ 857,372.30

### 9. BALANCE TO FINISH, INCL. RETAINAGE

(Line 3 less Line 4 ) \$ 5,547,434.00

CHANGE ORDER SUMMARY			
CO#1	\$	11,047.21	CO#5 \$20490.53
CO#2	\$	302,583.20	CO#6 \$-503,203.99
CO#3	\$	20,281.89	CO#7 \$-270,203.28
CO#4	\$	7,953.86	
Total Change Orders	\$	(411,050.58)	

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 6/18/2020

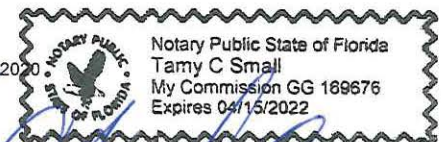
State of : Florida

County of : Orange

Subscribed and sworn to before me this 18 day of June 2020

Notary Public :

My Commission expires :



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED \_\_\_\_\_ Date: \_\_\_\_\_

( Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified. )

Architect :

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

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing  
Contractor's signed certification is attached.

**Magic Village by Poininfarina**  
**5500 W Irlo Bror**

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply. **Kissimmee FL**

APPLICATION NO: 23  
APPLICATION DATE: 6/15/2020  
PERIOD TO: 6/15/2020  
ARCHITECT'S PROJECT NO:  
Job No: 4081

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	General Conditions	104,000.00	65,250.00	-	-	65,250.00	62%	38,750.00	3,262.50
	Phase 1	7,322,150.85	4,559,907.50	502,500.00	3,000.00	5,065,407.50	69%	2,256,743.35	253,270.38
	General Conditions	45,000.00	7,500.00	-	-	7,500.00	16%	37,500.00	375.00
	Phase 2	1,006,979.53	399,802.00	147,950.00	-	547,752.00	54%	459,227.53	27,387.60
	General Conditions	32,050.00	12,000.00	2,000.00	-	14,000.00	43%	18,050.00	700.00
	Phase 3	1,405,623.70	718,712.00	68,900.00	-	787,612.00	56%	618,011.70	39,380.60
	General Conditions	44,000.00	8,500.00	5,000.00	-	13,500.00	30%	30,500.00	675.00
	Phase 4	1,431,527.00	422,450.00	57,250.00	57,500.00	537,200.00	37%	894,327.00	26,860.00
	General Conditions	23,500.00	2,500.00	2,000.00	-	4,500.00	19%	19,000.00	225.00
	Phase 5	1,179,856.05	105,837.52	30,500.00	30,000.00	166,337.52	14%	1,013,518.53	8,316.88
	sub-total	\$ 12,594,687.13	\$ 6,302,459.02	\$ 816,100.00	\$ 90,500.00	\$ 7,209,059.02	57%	\$ 5,385,628.11	\$ 360,452.95
	CHANGE ORDERS	\$ (411,050.58)	\$ (219,479.81)	\$ (4,102.85)	\$ -	\$ (223,582.66)	-54%	\$ (187,467.92)	\$ (11,179.13)
	GRAND TOTALS	\$ 12,183,636.55	\$ 6,082,979.21	\$ 811,997.15	\$ 90,500.00	\$ 6,985,476.36	57%	\$ 5,198,160.19	\$ 349,273.82

## Page 3 of 18

Application No: 23

Application Date: 6/15/2020

Period To: 6/15/2020

Architects Project No:

Job No: 4081

1		
2		
4		
13		
	13	
	13	



# Continuation Sheet

Page 4 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
<b>Sanitary - Phase 1</b>									
50 Lf.	8" SDR 35 0'-6'	2,000.00	1,500.00	-		1,500.00	75%	500.00	75.00
98 Lf.	8" SDR 35 6'-8'	3,920.00	2,750.00	500.00		3,250.00	82%	670.00	162.50
533 Lf.	8" SDR 35 8'-10'	16,523.00	14,000.00	1,200.00		15,200.00	91%	1,323.00	760.00
1217 Lf.	8" SDR 35 10'-12'	37,727.00	35,500.00	1,000.00		36,500.00	96%	1,227.00	1,825.00
714 Lf.	8" SDR 35 12'-14'	25,525.50	23,200.00	1,000.00		24,200.00	94%	1,325.50	1,210.00
503 Lf.	8" SDR 35 14'-16'	25,074.55	22,844.00	1,000.00		23,844.00	95%	1,230.55	1,192.20
762 Lf.	8" SDR 35 16'-18'	52,959.00	50,148.00	1,000.00		51,148.00	96%	1,811.00	2,557.40
251 Lf.	8" SDR 35 18'-20'	24,472.50	23,472.00	-		23,472.00	96%	1,000.50	1,173.60
60 Lf.	10" DR 11 HDPE DIP	10,500.00	10,500.00	-		10,500.00	100%	-	525.00
1 Ea.	4' Sa n M/H 0'-6'	4,000.00	2,200.00	-		2,200.00	55%	1,800.00	110.00
1 Ea.	4' San M/H 6'-8'	5,000.00	2,200.00	-		2,200.00	44%	2,800.00	110.00
4 Ea.	4' San M/H 8'- 10'	22,400.00	18,000.00	2,000.00		20,000.00	89%	2,400.00	1,000.00
4 Ea.	4' San M/H 10'-12'	26,360.00	23,000.00	-		23,000.00	88%	3,360.00	1,150.00
5 EA.	4' San M/H 12'-14'	43,050.00	42,000.00	-		42,000.00	98%	1,050.00	2,100.00
4 Ea.	4' San M/H 14'-16'	38,000.00	33,000.00	2,500.00		35,500.00	93%	2,500.00	1,775.00
2 Ea.	4' San M/H 16'-18'	23,000.00	20,000.00	1,000.00		21,000.00	91%	2,000.00	1,050.00
1 Ea.	5' San M/H Lined 10'-12'	18,110.00	15,200.00	1,500.00		16,700.00	92%	1,410.00	835.00
1 Ea.	5' San M/H Lined 12'-14'	19,200.00	15,000.00	2,500.00		17,500.00	91%	1,700.00	875.00
2 Ea.	5' San M/H Lined 14'-16'	36,000.00	32,500.00	2,000.00		34,500.00	95%	1,500.00	1,725.00
3 Ea.	5' San M/H Lined 16'-18'	63,000.00	58,000.00	4,000.00		62,000.00	98%	1,000.00	3,100.00
1 Ea.	5' San M/H Lined 18'-20'	22,000.00	20,000.00	1,000.00		21,000.00	95%	1,000.00	1,050.00
11 Ea.	Single Service	6,820.00	4,700.00	1,200.00		5,900.00	86%	920.00	295.00
37 Ea.	Double Service	27,380.00	21,800.00	3,500.00		25,300.00	92%	2,080.00	1,265.00
4188 Lf.	TV/Test	18,846.00	7,500.00	-		7,500.00	40%	11,346.00	375.00
<b>Totals</b>		<b>571,867.55</b>	<b>499,014.00</b>	<b>26,900.00</b>	<b>-</b>	<b>525,914.00</b>	<b>91%</b>	<b>45,953.55</b>	<b>26,295.70</b>
<b>PAGE TOTALS</b>		<b>571,867.55</b>	<b>499,014.00</b>	<b>26,900.00</b>	<b>-</b>	<b>525,914.00</b>	<b>91%</b>	<b>45,953.55</b>	<b>26,295.70</b>

# Continuation Sheet

Page 5 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Drainage - Phase 1									
4235 Lf.	18" RCP	165,165.00	143,778.76	15,000.00	3,000.00	158,778.76	96%	6,386.24	7,938.94
539 Lf.	24" RCP	29,106.00	20,000.00	8,000.00		28,000.00	96%	1,106.00	1,400.00
294 Lf.	30" RCP	20,315.40	20,315.40	-		20,315.40	100%	-	1,015.77
2893 Lf.	36" RCP	328,355.50	322,506.65	4,000.00		326,506.65	99%	1,848.85	16,325.33
464 Lf.	48" RCP	71,920.00	69,036.53	1,000.00		70,036.53	97%	1,883.47	3,501.83
2760 Lf.	8" PVC	43,884.00	5,000.00	-		5,000.00	12%	38,884.00	250.00
735 Lf.	12" PVC	16,537.50	-	2,500.00		2,500.00	15%	14,037.50	125.00
108 Ea.	12" Yard Drain	75,600.00	-	-		-	0%	75,600.00	-
32 Ea.	"C" Inlet	111,680.00	101,962.51	8,000.00		109,962.51	98%	1,717.49	5,498.13
1 Ea.	"H" Inlet	4,600.00	2,400.00	1,500.00		3,900.00	53%	700.00	195.00
2 Ea.	"C" C/S	10,000.00	2,140.00	-		5,140.00	51%	4,860.00	257.00
1 Ea.	"E" C/S	6,000.00	3,000.00	-		3,000.00	50%	3,000.00	150.00
4 Ea.	P5 C/I	15,600.00	13,500.00	700.00		14,200.00	91%	1,400.00	710.00
21 Ea.	P6 C/I	100,800.00	89,697.63	8,000.00		97,697.63	96%	3,102.37	4,884.88
20 Ea.	Storm M/H	110,000.00	101,625.45	6,000.00		107,625.45	97%	2,374.55	5,381.27
4 Ea.	18" FES	6,000.00	4,000.00	-		4,000.00	66%	2,000.00	200.00
1 Ea.	30" FES	2,900.00	-	-		-	0%	2,900.00	-
5 Ea.	36" FES	20,500.00	15,000.00	3,000.00		18,000.00	87%	2,500.00	900.00
4 Ea.	48" FES	24,000.00	22,000.00	-		22,000.00	92%	2,000.00	1,100.00
3 Ea.	Spreader Swale	23,400.00	11,000.00	-		11,000.00	47%	12,400.00	550.00
1 Ls.	TV/Test	60,000.00	30,000.00	-	30,000.00	50%	30,000.00	1,500.00	
Totals		1,246,363.40	976,962.93	57,700.00	3,000.00	1,037,662.93	83%	208,700.47	51,883.15
PAGE TOTALS		1,246,363.40	976,962.93	57,700.00	3,000.00	1,037,662.93	83%	208,700.47	51,883.15



# Continuation Sheet

Page 6 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water - Phase 1									
1 Ea.	8" X 8" Tap	5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Connect to Existing	6,600.00	4,500.00	-		4,500.00	68%	2,100.00	225.00
2 Ea.	Temp Jumper	2,500.00	1,500.00	-		1,500.00	60%	1,000.00	75.00
2080 Lf.	16" DR 18 PVC	106,080.00	104,015.00	-		104,015.00	98%	2,065.00	5,200.75
120 Lf.	12" DR 18 PVC	4,080.00	4,080.00	-		4,080.00	50%	-	204.00
7200 Lf.	8" DR 18 PVC	135,000.00	129,886.00	3,500.00		133,386.00	98%	1,614.00	6,669.30
180 Lf.	6" DR 18 PVC	2,880.00	1,000.00	1,000.00		2,000.00	69%	880.00	100.00
4 Ea.	16" Gate Valve	24,000.00	21,500.00	1,500.00		23,000.00	95%	1,000.00	1,150.00
2 Ea.	12" Gate Valve	5,200.00	3,500.00	1,000.00		4,500.00	86%	700.00	225.00
27 Ea.	8" Gate Valve	41,850.00	37,500.00	2,000.00		39,500.00	94%	2,350.00	1,975.00
1 Ea.	6" Gate Valve	1,200.00	-	-		-	0%	1,200.00	-
15 Ea.	Fire Hydrant	61,500.00	47,000.00	7,500.00		54,500.00	88%	7,000.00	2,725.00
8 Ea.	2" Blow Off	12,000.00	3,500.00	3,000.00		6,500.00	54%	5,500.00	325.00
3 Ea.	1" Water Service	2,250.00	-	-		-	0%	2,250.00	-
9 Ea.	Meter Assembly	144,000.00	75,000.00	-		75,000.00	52%	69,000.00	3,750.00
1 Ls.	Fittings	6,900.00	2,000.00	3,000.00		5,000.00	72%	1,900.00	250.00
1 Ls.	Water Testing	11,000.00	3,500.00	5,000.00		8,500.00	77%	2,500.00	425.00
220 sy	Open/Cut Restoration	16,500.00	11,500.00	-		11,500.00	69%	5,000.00	575.00
2530 Sy	ROW Restoration	7,590.00	3,500.00	-		3,500.00	46%	4,090.00	175.00
Totals		596,130.00	453,481.00	27,500.00	-	480,981.00	80%	115,149.00	24,049.05
Lift Station - Phase 1									
1 Ea.	9' Wet Well	100,000.00	87,500.00	-		87,500.00	88%	12,500.00	4,375.00
1 Ea.	Pumps/Control Panel	75,000.00	-	-		-	0%	75,000.00	-
1 Ea.	L/S Plumb/Electrical	63,000.00	-	-		-	0%	63,000.00	-
1 Ea.	L/S Water Service	1,500.00	-	-		-	0%	1,500.00	-
1 Ls.	Dewater	25,000.00	25,000.00	-		25,000.00	100%	-	1,250.00
1535 Sf.	6" Concrete Dr	18,420.00	-	-		-	0%	18,420.00	-
1 Ea.	24" X 8" Tap	8,000.00	-	-		-	0%	8,000.00	-
1665 Lf.	8" DR 18 PVC	34,132.50	-	28,000.00		28,000.00	82%	6,132.50	1,400.00
1450 Lf.	12" PVC Dry Lined	46,400.00	20,880.00	15,000.00		35,880.00	77%	10,520.00	1,794.00
1 Ea.	12" Gate Valve	2,500.00	-	-		-	0%	2,500.00	-
1 Ls.	Fittings/Testing	17,000.00	-	5,000.00		5,000.00	29%	12,000.00	250.00
Totals		390,952.50	133,380.00	48,000.00	-	181,380.00	46%	209,572.50	9,069.00
PAGE TOTALS									
		987,082.50	586,861.00	75,500.00	-	662,361.00	67%	324,721.50	33,118.05

# Continuation Sheet

Page 7 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee FL

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
		WORK COMPLETED			MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse - Phase 1									
1 Ea.	12" X 10" Tap	6,635.00	4,500.00	-		4,500.00	67%	2,135.00	225.00
1 Ea.	Connect to Existing	1,550.00	1,200.00	-		1,200.00	78%	350.00	60.00
2250 Lf.	10" DR 18 PVC	53,775.00	50,621.00	2,200.00		52,821.00	98%	954.00	2,641.05
2480 Lf.	8" DR 18 PVC	44,392.00	41,218.00	2,000.00		43,218.00	97%	1,174.00	2,160.90
670 Lf.	6" DR 18 PVC	10,720.00	8,200.00	-		8,200.00	76%	2,520.00	410.00
140 Lf.	4" DR 18 PVC	2,100.00	750.00	800.00		1,550.00	73%	550.00	77.50
7 Ea.	10" Gate Valve	16,030.00	12,500.00	2,000.00		14,500.00	90%	1,530.00	725.00
10 Ea.	8" Gate Valve	15,900.00	10,500.00	2,900.00		13,400.00	84%	2,500.00	670.00
2 Ea.	6" Gate Valve	2,380.00	2,000.00	-		2,000.00	84%	380.00	100.00
1 Ea.	4" Gate Valve	1,020.00	-	-		-	0%	1,020.00	-
6 Ea.	2" Blow Off	9,000.00	3,000.00	4,000.00		7,000.00	77%	2,000.00	350.00
1 Ls.	Fittings	6,000.00	3,000.00	2,500.00		5,500.00	91%	500.00	275.00
1 Ls.	Reuse Testing	3,500.00	1,500.00	1,500.00		3,000.00	85%	500.00	150.00
Totals		173,002.00	138,989.00	17,900.00	-	156,889.00	90%	16,113.00	7,844.45
Pavement - Phase 1									
39264 Sy.	12" Stabilized Subgrade	117,792.00	97,000.00	15,000.00		112,000.00	95%	5,792.00	5,600.00
3660 Lf.	"A" Curb	54,534.00	31,860.20	20,000.00		51,860.20	95%	2,673.80	2,593.01
9216 Lf.	"F" Curb	146,534.40	88,960.32	45,000.00		133,960.32	91%	12,574.08	6,698.02
825 Lf.	"RA" Curb	11,550.00	-	7,500.00		7,500.00	64%	4,050.00	375.00
100 Lf.	Valley Gutter	2,500.00	-	-		-	0%	2,500.00	-
8935 Lf.	"D" Curb	111,687.50	15,000.00	-		15,000.00	14%	96,687.50	750.00
20210 Sy.	6" Crushed Concrete	242,520.00	116,187.00	90,000.00		206,187.00	85%	36,333.00	10,309.35
14490 Sy.	8" Crushed Concrete	231,840.00	100,000.00	25,000.00		125,000.00	53%	106,840.00	6,250.00
14490 Sy.	1.5" SP 9.5	137,655.00	12,000.00	30,000.00		42,000.00	30%	95,655.00	2,100.00
19705 Sy.	1.5 SP 9.5 (2 Lifts)	187,197.50	-	-		-	0%	187,197.50	-
14490 Sy.	2.5 SP 12.5	215,901.00	35,000.00	60,000.00		95,000.00	44%	120,901.00	4,750.00
5340 Lf.	7' X 4" Sidewalk	149,520.00	-	-		-	0%	149,520.00	-
2400 Lf.	11' X 4" Sidewalk	96,000.00	-	32,000.00		32,000.00	33%	64,000.00	1,600.00
14 EA.	7' Ramps w/Domes	16,800.00	-	-		-	0%	16,800.00	-
8 Ea.	11' Ramps w/ Domes	12,000.00	-	-		-	0%	12,000.00	-
1 Ls.	Striping & Signage	35,000.00	-	-		-	0%	35,000.00	-
Totals		1,769,031.40	496,007.52	324,500.00	-	820,507.52	46%	948,523.88	41,025.38
PAGE TOTALS									
		1,942,033.40	634,996.52	342,400.00	-	977,396.52	50%	964,636.88	48,869.83



# Continuation Sheet

Page 8 of 18

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	<b>Phase 2 General Conditions</b>								
1 Ea.	Mobilization	10,000.00	2,500.00	-		2,500.00	25%	7,500.00	125.00
1 Ea.	Layout	25,000.00	5,000.00	-		5,000.00	20%	20,000.00	250.00
1 Ea.	Certified Asbuilts	10,000.00	-	-		-	0%	10,000.00	-
	<b>Total</b>	<b>45,000.00</b>	<b>7,500.00</b>	<b>-</b>	<b>-</b>	<b>7,500.00</b>	<b>17%</b>	<b>37,500.00</b>	<b>375.00</b>
	<b>Earthwork - Phase 2</b>								
1 Ea.	Construction Entrance	5,000.00	-	2,500.00		2,500.00	50%	2,500.00	125.00
14 Ea.	Inlet Protection	1,680.00	-	500.00		500.00	29%	1,180.00	25.00
1 Ls.	Erosion Control Maintance	5,200.00	1,000.00	-		1,000.00	20%	4,200.00	50.00
1 Ls.	Grade R.O.W	10,000.00	-	-		-	0%	10,000.00	-
4610 Sy.	Seed & Mulch	1,383.00	750.00	-		750.00	55%	633.00	37.50
	<b>Total</b>	<b>23,263.00</b>	<b>1,750.00</b>	<b>3,000.00</b>	<b>-</b>	<b>4,750.00</b>	<b>20%</b>	<b>18,513.00</b>	<b>237.50</b>
	<b>PAGE TOTALS</b>	<b>68,263.00</b>	<b>9,250.00</b>	<b>3,000.00</b>	<b>-</b>	<b>12,250.00</b>	<b>17%</b>	<b>56,013.00</b>	<b>612.50</b>

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Kissimmee FI

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary - Phase 2									
353 Lf.	8" SDR 35 0'-6'	8,789.70	6,700.00	1,500.00		8,200.00	93%	589.70	410.00
585 Lf.	8" SDR 35 6'-8'	14,976.00	12,200.00	2,000.00		14,200.00	94%	776.00	710.00
334 Lf.	8" SDR 35 8'-10'	9,519.00	7,600.00	1,200.00		8,800.00	92%	719.00	440.00
149 Lf.	8" SDR 35 10'-12'	4,917.00	3,600.00	750.00		4,350.00	88%	567.00	217.50
2 Ea.	4' San M/H 0'-6'	7,600.00	6,000.00	1,200.00		7,200.00	94%	400.00	360.00
1 Ea.	4' San M/H 6'-8'	4,300.00	2,000.00	1,800.00		3,800.00	88%	500.00	190.00
3 Ea.	4' San M/H 8'- 10'	15,300.00	12,700.00	1,500.00		14,200.00	92%	1,100.00	710.00
7 Ea.	Single Service	4,270.00	1,000.00	2,000.00		3,000.00	70%	1,270.00	150.00
37 Ea.	Double Service	25,160.00	18,000.00	5,000.00		23,000.00	91%	2,160.00	1,150.00
1421 Lf.	TV/Test	7,105.00	-	5,000.00		5,000.00	70%	2,105.00	250.00
Totals		101,936.70	69,800.00	21,950.00	-	91,750.00	90%	10,186.70	4,587.50
Drainage - Phase 2									
52 Lf.	24" RCP	3,120.00	2,800.00	300.00		3,100.00	99%	20.00	155.00
1836 Lf.	36" RCP	201,960.00	155,000.00	42,000.00		197,000.00	97%	4,960.00	9,850.00
1600 Lf.	8" PVC	25,440.00	-			-	0%	25,440.00	-
495 Lf.	12" PVC	11,137.50		5,000.00		5,000.00	44%	6,137.50	250.00
64 Ea.	12" Yard Drain	44,160.00	-	-		-	0%	44,160.00	-
8 Ea.	"C" Inlet	39,200.00	20,500.00	15,000.00		35,500.00	90%	3,700.00	1,775.00
5 Ea.	Storm Manhole	31,000.00	24,700.00	5,000.00		29,700.00	95%	1,300.00	1,485.00
1 Ea.	36" FES	3,930.00	-	-		-	0%	3,930.00	-
1 Ea.	Spreader Swale	7,469.83	-	-		-	0%	7,469.83	-
1 Ls.	TV/Test	12,000.00	-	-		-	0%	12,000.00	-
Totals		379,417.33	203,000.00	67,300.00	-	270,300.00	71%	109,117.33	13,515.00
Pavement Phase 2									
8560 Sy	12" Stabilized Subgrade	25,680.00	12,500.00	-		12,500.00	49%	13,180.00	625.00
3930 Lf.	"D" Curb	49,125.00	-	-		-	0%	49,125.00	-
8340 Sy	6" Crushed Concrete	100,080.00	35,000.00	-		35,000.00	34%	65,080.00	1,750.00
8125 Sy.	1.5 SP 9.5 (2 Lifts)	77,187.50	-	-		-	0%	77,187.50	-
1 Ls.	Striping & Signage	4,000.00	-	-		-	0%	4,000.00	-
Totals		256,072.50	47,500.00	-	-	47,500.00	18%	208,572.50	2,375.00
PAGE TOTALS									
		737,426.53	320,300.00	89,250.00	-	409,550.00	55%	327,876.53	20,477.50

# Continuation Sheet

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water Phase 2									
1 Ea.	Connect To Existing	500.00	-	-		-	0%	500.00	-
1 Ea.	Temp Jumper	1,250.00	1,250.00	-		1,250.00	100%	-	62.50
1700 Lf.	8" DR 18 PVC	30,600.00	27,000.00	2,000.00		29,000.00	94%	1,600.00	1,450.00
80 Lf.	6" DR 18 PVC	1,280.00	250.00	500.00		750.00	58%	530.00	37.50
5 Ea.	8" Gate Valve	7,000.00	3,500.00	2,000.00		5,500.00	78%	1,500.00	275.00
3 Ea.	Fire Hydrant	12,000.00	8,500.00	-		8,500.00	70%	3,500.00	425.00
3 Ea.	2" Blow Off	4,500.00	-	2,500.00		2,500.00	55%	2,000.00	125.00
6 Ea.	Meter Assembly (9 Units)	96,000.00	10,000.00	25,000.00		35,000.00	36%	61,000.00	1,750.00
4 Ea.	Meter Assembly(4 Units)	56,000.00	3,500.00	18,000.00		21,500.00	38%	34,500.00	1,075.00
1 Ls.	Fittings	4,700.00	2,000.00	2,000.00		4,000.00	85%	700.00	200.00
1 Ls.	Testing	3,000.00	-	1,500.00		1,500.00	50%	1,500.00	75.00
Totals		216,830.00	56,000.00	53,500.00	-	109,500.00	50%	107,330.00	5,475.00
Reuse Water Phase 2									
1 Ea.	Connect To Existing	500.00	500.00	-		500.00	100%	-	25.00
1480 Lf.	6" DR 18 PVC	17,760.00	15,752.00	-		15,752.00	88%	2,008.00	787.60
5 Ea.	6" Gate Valve	5,000.00	4,000.00	-		4,000.00	80%	1,000.00	200.00
2 Ea.	2" Blow Off	3,000.00	1,500.00	-		1,500.00	50%	1,500.00	75.00
1 Ls.	Fittings	1,500.00	-	1,200.00		1,200.00	80%	300.00	60.00
1 Ls.	Testing	1,700.00		1,000.00		1,000.00	58%	700.00	50.00
Totals		29,460.00	21,752.00	2,200.00	-	23,952.00	81%	5,508.00	1,197.60



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Page 11 of 18

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Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS	TOTAL		BALANCE	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
General Conditions Phase 3									
1 Ls.	Mobilization	3,050.00	1,500.00	-		1,500.00	50%	1,550.00	75.00
1 Ea.	Layout	25,000.00	10,500.00	2,000.00		12,500.00	50%	12,500.00	625.00
1 Ls.	Certified Asbuilts	4,000.00	-	-		-	0%	4,000.00	-
Totals		32,050.00	12,000.00	2,000.00	-	14,000.00	43%	18,050.00	700.00
Earthwork Phase 3									
1 Ea.	Construction Entrance	4,000.00	2,000.00	-		2,000.00	50%	2,000.00	100.00
20 Ea.	Inlet Protection	2,600.00	500.00	1,200.00		1,700.00	65%	900.00	85.00
1 Ls.	Erosion Control Maintance	3,000.00	250.00	250.00		500.00	16%	2,500.00	25.00
7705 Sy.	Grade R.O.W	15,410.00	-	-		-		15,410.00	-
2320 Sy.	Seed & Mulch	696.00	600.00	-		600.00	87%	96.00	30.00
Totals		25,706.00	3,350.00	1,450.00	-	4,800.00	18%	20,906.00	240.00
Drainage Phase 3									
373 Lf.	18" RCP	14,547.00	11,500.00	2,000.00		13,500.00	92%	1,047.00	675.00
646 Lf.	24" RCP	36,822.00	32,500.00	2,500.00		35,000.00	95%	1,822.00	1,750.00
1838 Lf.	36" RCP	231,588.00	228,500.00	-		228,500.00	98%	3,088.00	11,425.00
2920 Lf.	8" PVC	46,720.00	-	-		-	0%	46,720.00	-
865 Lf.	12" PVC	19,895.00	-	2,500.00		2,500.00	12%	17,395.00	125.00
116 Ea.	12" Yard Drain	81,200.00	-	-		-	0%	81,200.00	-
10 EA.	"C" Inlet	48,900.00	40,500.00	5,000.00		45,500.00	93%	3,400.00	2,275.00
1 Ea.	"E" Inlet/Skimmer	6,170.00	-	-		-	0%	6,170.00	-
7 Ea.	Storm Manhole	42,140.00	38,000.00	3,500.00		41,500.00	98%	640.00	2,075.00
2 Ea.	36" FES	7,860.00	-	5,000.00		5,000.00	63%	2,860.00	250.00
1 Ea.	Spreader Swale	7,470.00	-	-		-	0%	7,470.00	-
1 Ls.	TV/Test	22,190.00	5,000.00	-		5,000.00	0%	17,190.00	250.00
Totals		565,502.00	356,000.00	20,500.00	-	376,500.00	66%	189,002.00	18,825.00
PAGE TOTALS									
		591,208.00	359,350.00	21,950.00	-	381,300.00	64%	209,908.00	19,065.00

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Page 12 of 18

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Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Sanitary Phase 3									
379 Lf.	8" SDR 35 0'-6'	9,437.10	7,500.00	1,500.00		9,000.00	95%	437.10	450.00
821 Lf.	8" SDR 35 6'-8'	21,017.60	18,000.00	2,500.00		20,500.00	97%	517.60	1,025.00
482 Lf.	8" SDR 35 8'-10'	13,496.00	11,400.00	1,500.00		12,900.00	95%	596.00	645.00
472 Lf	8" SDR 26 10'-12'	15,576.00	13,000.00	2,000.00		15,000.00	96%	576.00	750.00
677 Lf.	8" SDR 26 12'-14'	24,372.00	23,200.00	650.00		23,850.00	97%	522.00	1,192.50
185 Lf.	8" SDR 26 14'-16'	9,435.00	9,212.00	-		9,212.00	98%	223.00	460.60
2 Ea.	4' San M/H 0'-6'	5,600.00	4,100.00	-		4,100.00	74%	1,500.00	205.00
3 Ea.	4' San M/H 6'-8'	12,900.00	11,500.00	-		11,500.00	90%	1,400.00	575.00
4 Ea.	4' San M/H 8'- 10'	20,400.00	17,100.00	-		17,100.00	84%	3,300.00	855.00
3 Ea.	4' San M/H 10'-12'	18,000.00	15,900.00	-		15,900.00	89%	2,100.00	795.00
2 Ea.	4' San M/H 12'-14'	16,000.00	14,000.00	-		14,000.00	88%	2,000.00	700.00
14 Ea.	Single Service	8,260.00	5,000.00	-		5,000.00	61%	3,260.00	250.00
71 Ea.	Double Service	48,280.00	41,000.00	5,000.00		46,000.00	95%	2,280.00	2,300.00
3016 Lf.	TV/Test	13,572.00	7,000.00	-		7,000.00	52%	6,572.00	350.00
Totals		236,345.70	197,912.00	13,150.00	-	211,062.00	89%	25,283.70	10,553.10
Paving Water Phase 3									
2 Ea.	Connect to Existing	1,000.00	750.00	-		750.00	75%	250.00	37.50
2 Ea.	Temp Jumper	2,000.00	1,500.00	-		1,500.00	75%	500.00	75.00
1840 Lf.	8" DR 18 PVC	33,120.00	31,000.00	1,500.00		32,500.00	98%	620.00	1,625.00
60 Lf.	6" DR 18 PVC	945.00	-	-		-	0%	945.00	-
3 Ea.	8" Gate Valve	4,200.00	2,500.00	1,000.00		3,500.00	83%	700.00	175.00
5 Ea.	Fire Hydrant	20,000.00	17,000.00	1,500.00		18,500.00	92%	1,500.00	925.00
1 Ea.	2" Blow Off	850.00	-	-		-	0%	850.00	-
8 Ea.	Meter Assembly(9 Units)	128,000.00	50,000.00	20,000.00		70,000.00	54%	58,000.00	3,500.00
5 Ea.	Meter Assembly(4Units)	70,000.00	25,000.00	5,000.00		30,000.00	42%	40,000.00	1,500.00
1 Ls.	Fittings	4,000.00	-	3,000.00		3,000.00	75%	1,000.00	150.00
1 Ls.	Water Testing	2,500.00	-	-		-	0%	2,500.00	-
Totals		266,615.00	127,750.00	32,000.00	-	159,750.00	59%	106,865.00	7,987.50
PAGE TOTALS									
		502,960.70	325,662.00	45,150.00	-	370,812.00	73%	132,148.70	18,540.60

# Continuation Sheet

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Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse Phase 3									
2 Ea.	Connect to Existing	1,000.00	750.00	-		750.00	75%	250.00	37.50
1040 Lf.	6" DR 18 PVC	11,440.00	10,200.00	900.00		11,100.00	97%	340.00	555.00
420 Lf.	4" DR 18 PVC	4,200.00	3,000.00	900.00		3,900.00	92%	300.00	195.00
2 Ea.	6" Gate Valve	2,200.00	1,500.00	-		1,500.00	69%	700.00	75.00
1 Ea.	4" Gate Valve	650.00	250.00	-		250.00	39%	400.00	12.50
1 Ea.	2" Blow Off	950.00	-	-		-	0%	950.00	-
1 Ls.	Fittings	4,000.00	3,000.00	-		3,000.00	75%	1,000.00	150.00
1 Ls.	Reuse Testing	900.00	-	-		-	0%	900.00	-
Totals		25,340.00	18,700.00	1,800.00	-	20,500.00	80%	4,840.00	1,025.00
Pavement Phase 3									
9450 Sy.	12" Stabilized Subgrade	25,987.50	15,000.00	-		15,000.00	57%	10,987.50	750.00
4540 Lf.	"D" Curb	56,750.00	-	-		-	0%	56,750.00	-
9200 Sy.	6" Crushed Concrete	110,400.00	-	-		-	0%	110,400.00	-
8945 Sy.	1.5SP 9.5 (2 Lifts)	84,977.50	-	-		-	0%	84,977.50	-
1 Ls.	Striping & Signage	8,000.00	-	-		-	0%	8,000.00	-
Totals		286,115.00	15,000.00	-	-	15,000.00	5%	271,115.00	750.00



# Continuation Sheet

Page 14 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification, is attached.

In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Phase 4 General Conditions									
1 Ls.	Mobilization	\$ 10,000.00	3,500.00	-		3,500.00	0%	6,500.00	175.00
1 Ea.	Layout	\$ 30,000.00	5,000.00	5,000.00		10,000.00	33%	20,000.00	500.00
1 Ls.	Certified Asbuilts	\$ 4,000.00	-	-		-	0%	4,000.00	-
Totals		44,000.00	8,500.00	5,000.00	-	13,500.00	30%	30,500.00	675.00
Earthwork Phase 4									
1 Ea.	Construction Entrance	\$ 4,000.00	-	2,000.00		2,000.00	50%	2,000.00	100.00
24 Ea.	Inlet Protection	\$ 3,120.00	-	1,000.00		1,000.00	32%	2,120.00	50.00
1 Ls.	Erosion Control Maintance	\$ 3,000.00	-	1,000.00		1,000.00	33%	2,000.00	50.00
4330 Sy.	Grade R.O.W	\$ 10,825.00	-	-		-	0%	10,825.00	-
4330 Sy.	Seed & Mulch	\$ 1,299.00	-	750.00		750.00	57%	549.00	37.50
Totals		22,244.00	-	4,750.00	-	4,750.00	21%	17,494.00	237.50
Drainage Phase 4									
2618 Lf.	36" RCP	\$ 301,070.00	230,000.00	50,000.00		280,000.00	93%	21,070.00	14,000.00
3653 Lf.	8" PVC	\$ 52,968.50	-	-		-	0%	52,968.50	-
862 Lf.	12" PVC	\$ 18,102.00	-	2,500.00		2,500.00	13%	15,602.00	125.00
144 Ea.	12" Yard Drain	\$ 100,800.00	-	-		-	0%	100,800.00	-
13 Ea.	"C" Inlet	\$ 58,760.00	32,500.00	-		32,500.00	55%	26,260.00	1,625.00
8 Ea.	Storm Manhole	\$ 48,160.00	33,000.00	-		33,000.00	68%	15,160.00	1,650.00
4 Ea.	36" FES	\$ 15,720.00	-	-		-	0%	15,720.00	-
1 Ls.	TV/Test	\$ 20,000.00	5,000.00	-		5,000.00	25%	15,000.00	250.00
Totals		615,580.50	300,500.00	52,500.00	-	353,000.00	57%	262,580.50	17,650.00
Sanitary Phase 4									
87 Lf.	8" SDR 35 6'-8"	\$ 2,610.00	1,000.00	-		1,000.00	39%	1,610.00	50.00
372 Lf.	8" SDR 35 8'-10"	\$ 10,416.00	9,000.00	-		9,000.00	86%	1,416.00	450.00
96 Lf.	8" SDR 35 10'-12'	\$ 3,264.00	1,750.00	-		1,750.00	53%	1,514.00	87.50
1 Ea.	4' San M/H 6'-8"	\$ 4,300.00	3,200.00	-		3,200.00	74%	1,100.00	160.00
2 Ea.	4' San M/H 8'-10'	\$ 10,200.00	9,000.00	-		9,000.00	88%	1,200.00	450.00
3 Ea.	Single Service	\$ 1,770.00	500.00	-		500.00	28%	1,270.00	25.00
15 Ea.	Double Service	\$ 10,200.00	5,500.00	-		5,500.00	53%	4,700.00	275.00
555 Lf.	TV/Test	\$ 2,497.50	-	-		-	0%	2,497.50	-
Totals		45,257.50	29,950.00	-	-	29,950.00	66%	15,307.50	1,497.50
PAGE TOTALS		727,082.00	338,950.00	62,250.00	-	401,200.00	55%	325,882.00	20,060.00

# Continuation Sheet

Page 15 of 18

APPLICATION AND CERTIFICATE FOR PAYMENT,

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In tabulations below, amounts are state to the nearest dollar.

Use column I for contracts where variable retainage for line items may apply.

**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
 Kissimmee Fl

Application No: 23  
 Application Date: 6/15/2020  
 Period To: 6/15/2020  
 Architects Project No:  
 Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Water Phase 4									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 1,700.00	-	-		-	0%	1,700.00	-
2400 Lf.	8" DR 18 PVC	\$ 40,800.00	-	-	12000	12,000.00	29%	28,800.00	600.00
80 Lf.	6" DR 18 PVC	\$ 1,120.00	-	-	250	250.00	22%	870.00	12.50
6 Ea.	8" Gate Valve	\$ 8,400.00	-	-	3500	3,500.00	41%	4,900.00	175.00
1 Ea.	Fire Hydrant	\$ 4,000.00	-	-	1500	1,500.00	37%	2,500.00	75.00
2 Ea.	2" Blow Off	\$ 1,700.00	-	-		-	0%	1,700.00	-
11 Ea.	Meter Assembly (9 Units)	\$ 176,000.00	70,000.00	-	20000	90,000.00	51%	86,000.00	4,500.00
3 Ea.	Meter Assembly (4 Units)	\$ 42,000.00	22,000.00	-		22,000.00	52%	20,000.00	1,100.00
1 Ls.	Fittings	\$ 6,000.00	-	-		-	0%	6,000.00	-
1 Ls.	Water Testing	\$ 2,500.00	-	-		-	0%	2,500.00	-
	Totals	285,220.00	92,000.00	-	37,250.00	129,250.00	45%	155,970.00	6,462.50
Reuse Phase 4									
2 Ea.	Connect to Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2140 Lf.	6" DR 18 PVC	\$ 29,425.00	-	-	13000	13,000.00	44%	16,425.00	650.00
220 Lf.	4" DR 18 PVC	\$ 2,585.00	-	-	500	500.00	19%	2,085.00	25.00
6 Ea.	6" Gate Valve	\$ 6,900.00	-	-	3000	3,000.00	43%	3,900.00	150.00
1 Ea.	4" Gate Valve	\$ 950.00	-	-	500	500.00	52%	450.00	25.00
2 Ea.	2" Blow Off	\$ 2,700.00	-	-	1250	1,250.00	46%	1,450.00	62.50
1 Ls.	Fittings	\$ 4,500.00	-	-	2000	2,000.00	44%	2,500.00	100.00
1 Ls.	Reuse Testing	\$ 750.00	-	-		-	0%	750.00	-
	Totals	48,810.00	-	-	20,250.00	20,250.00	41%	28,560.00	1,012.50
Pavement Phase 4									
13600 Sy.	12" Stabilized Subgrade	\$ 40,800.00	-	-		-	0%	40,800.00	-
6595 Lf.	"D" Curb	\$ 82,437.50	-	-		-	0%	82,437.50	-
13330 Sy.	6" Crushed Concrete	\$ 159,960.00	-	-		-	0%	159,960.00	-
12865 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 122,217.50	-	-		-	0%	122,217.50	-
1 Ls.	Striping & Signage	\$ 9,000.00	-	-		-	0%	9,000.00	-
	Totals	414,415.00	-	-	-	-	0%	414,415.00	-
PAGE TOTALS		748,445.00	92,000.00	-	57,500.00	149,500.00	19%	598,945.00	7,475.00



# Continuation Sheet

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In tabulations below, amounts are state to the nearest dollar.  
Use column I for contracts where variable retainage for line items may apply.

Magic Village by Poininfarina  
5500 W Irlo Bronson Mem Hwy  
Kissimmee Fl

Page 16 of 18  
Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Phase 5								
	General Conditions								
1 Ls.	Mobilization	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ea.	Layout	\$ 15,000.00	2,500.00	2,000.00		4,500.00	30%	10,500.00	225.00
1 Ls.	Certified Asbuilts	\$ 3,500.00	-	-		-	0%	3,500.00	-
	Totals	23,500.00	2,500.00	2,000.00	-	4,500.00	19%	19,000.00	225.00
	Earthwork Phase 5								
1 Ea.	Construction Entrance	\$ 4,000.00	-	2,000.00		2,000.00	50%	2,000.00	100.00
18 Ea.	Inlet Protection	\$ 1,800.00	-	-		-	0%	1,800.00	-
1 Ls.	Erosion Control Maintance	\$ 3,500.00	-	1,000.00		1,000.00	28%	2,500.00	50.00
4300 Sy.	Grade R.O.W	\$ 10,750.00	-	-		-	0%	10,750.00	-
4300 Sy.	Seed & Mulch	\$ 1,290.00	-	-		-	0%	1,290.00	-
	Totals	21,340.00	-	3,000.00	-	3,000.00	14%	18,340.00	150.00
	Sanitary Phase 5								
480 Lf.	8" SDR 35 0'-6'	\$ 12,000.00	3,000.00	-		3,000.00	25%	9,000.00	150.00
974 Lf.	8" SDR 35 6'-8'	\$ 25,324.00	7,500.00	-		7,500.00	29%	17,824.00	375.00
249 Lf.	8" SDR 35 8'-10'	\$ 6,972.00	1,500.00	-		1,500.00	21%	5,472.00	75.00
3 Ea.	4' San M/H 0'-6"	\$ 13,680.00	6,500.00	-		6,500.00	47%	7,180.00	325.00
3 Ea.	4' San M/H 6'-8"	\$ 16,986.60	6,500.00	-		6,500.00	38%	10,486.60	325.00
9 Ea.	Single Service	\$ 5,310.00	-	-		-	0%	5,310.00	-
48 Ea.	Double Service	\$ 36,480.00	-	-		-	0%	36,480.00	-
1703 Lf.	TV/Test	\$ 8,515.00	-	-		-	0%	8,515.00	-
	Totals	125,267.60	25,000.00	-	-	25,000.00	19%	100,267.60	1,250.00
	Drainage Phase 5								
1754 Lf.	36" RCP	\$ 208,375.20	60,837.52	25,000.00		85,837.52	41%	122,537.68	4,291.88
3318 Lf.	8" PVC	\$ 51,429.00	-	-		-	0%	51,429.00	-
985 Lf.	12" PVC	\$ 21,423.75	-	2,500.00		2,500.00	11%	18,923.75	125.00
132 Ea.	12" Yard Drain	\$ 92,400.00	-	-		-	0%	92,400.00	-
9 Ea.	"C" Inlet	\$ 40,680.00	-	-	12000	12,000.00	29%	28,680.00	600.00
1 Ea.	"E" C/S	\$ 7,800.00	-	-	3500	3,500.00	44%	4,300.00	175.00
7 Ea.	Storm Manhole	\$ 48,300.00	20,000.00	-	5000	25,000.00	51%	23,300.00	1,250.00
2 Ea.	36" FES	\$ 7,860.00	-	-		-	0%	7,860.00	-
1 Ea.	Spreader Swale	\$ 7,300.00	-	-		-	0%	7,300.00	-
1 Ls.	TV/Test	\$ 22,000.00	-	-		-	0%	22,000.00	-
	Totals	507,567.95	80,837.52	27,500.00	20,500.00	128,837.52	25%	378,730.43	6,441.88
	Water Phase 5								
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
2 Ea.	Temp Jumper	\$ 2,500.00	-	-		-	0%	2,500.00	-
1880 Lf.	8" DR 18 PVC	\$ 33,746.00	-	-		-	0%	33,746.00	-
60 Lf.	6" DR 18 PVC	\$ 837.00	-	-		-	0%	837.00	-
4 Ea.	Fire Hydrant	\$ 17,600.00	-	-		-	0%	17,600.00	-
9 Ea.	Meter Assembly (9 unit)	\$ 144,000.00	-	-		-	0%	144,000.00	-
6 Ea.	Meter Assembly (4 unit)	\$ 84,000.00	-	-		-	0%	84,000.00	-
1 Ls.	Fittings	\$ 5,000.00	-	-		-	0%	5,000.00	-
1 Ls.	Water Testing	\$ 2,800.00	-	-		-	0%	2,800.00	-
	Totals	291,483.00	-	-	-	-	0%	291,483.00	-
	PAGE TOTALS	969,158.55	108,337.52	32,500.00	20,500.00	161,337.52	16%	807,821.03	8,066.88

# Continuation Sheet

Page 17 of 18

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**Magic Village by Poininfarina**  
**5500 W Irlo Bronson Mem Hwy**  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Reuse Water Phase 5									
2 Ea.	Connect To Existing	\$ 1,000.00	-	-		-	0%	1,000.00	-
1160 Lf	6" DR 18 PVC	\$ 14,790.00	-	-	5000	5,000.00	33%	9,790.00	250.00
620 Lf.	4" DR 18 PVC	\$ 6,665.00	-	-	2500	2,500.00	37%	4,165.00	125.00
1 Ls.	Fittings	\$ 4,500.00	-	-	2000	2,000.00	44%	2,500.00	100.00
1 Ls.	Reuse Water Testing	\$ 1,200.00	-	-		-	0%	1,200.00	-
	Totals	28,155.00	-	-	9,500.00	9,500.00	33%	18,655.00	475.00
Pavement Phase 5									
6905 Sy.	12" Stabilized Subgrade	\$ 20,715.00	-	-		-	0%	20,715.00	-
3280 Lf.	"D" Curb	\$ 39,360.00	-	-		-	0%	39,360.00	-
6725 Sy.	6" Crushed Concrete	\$ 77,337.50	-	-		-	0%	77,337.50	-
6540 Sy.	1.5" SP 9.5 (2 Lifts)	\$ 62,130.00	-	-		-	0%	62,130.00	-
1 Ls.	Striping & Signage	\$ 6,500.00	-	-		-	0%	6,500.00	-
	Totals	206,042.50	-	-	-	-	0%	206,042.50	-
PAGE TOTALS		234,197.50	-	-	9,500.00	9,500.00	4%	224,697.50	475.00

# Continuation Sheet

Page 18 of 18

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Magic Village by Poininfarina  
5500 W Irla Bronson Mem Hwy  
Kissimmee Fl

Application No: 23  
Application Date: 6/15/2020  
Period To: 6/15/2020  
Architects Project No:  
Job No: 4081

By Federico at 2:41 pm, Jun 19, 2020  
**REVIEWED**

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
Change Orders									
11,047.21	CO#1-4R1 Sanitary manhole changes								
1 ea	S-49 Add liner	\$ 6,385.31	5,108.25	900.00		6,008.25	94%	377.06	300.41
1 ea	S-55 increase from 4' to 5'	\$ 9,676.13	7,740.90	1,000.00		8,740.90	90%	935.23	437.05
1 ea	S-55 4' manhole	\$ (5,014.23)	(4,011.38)	(1,002.85)		(5,014.23)	100%	-	(250.71)
302,583.20	CO #2-R5R1 Plan revision 8								
2 Ea.	J Manhole	\$ 11,220.00	5,049.00	5,000.00		10,049.00	89%	1,171.00	502.45
1 ea	Modify D 15	\$ 2,597.43	2,000.00	-		2,000.00	77%	597.43	100.00
352 lf	36" RCP	\$ 44,826.15	30,000.00	12,000.00		42,000.00	93%	2,826.15	2,100.00
210 lf	36" RCP	\$ (26,742.87)	(26,742.87)	-		(26,742.87)	100%	-	(1,337.14)
1 Ls.	Layout	\$ 1,346.40	500.00	-		500.00	38%	846.40	25.00
240 lf	D Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
470sy	Stabilization/base/paving	\$ 11,865.15	-	8,000.00		8,000.00	67%	3,865.15	400.00
2 Ea.	Handicapp ramp	\$ 2,692.80	-	-		-	0%	2,692.80	-
16 ea	Striping - parking stalls	\$ 448.80	-	-		-	0%	448.80	-
1 Ls.	Layout	\$ 392.70	-	-		-	0%	392.70	-
60 lf	D Curb	\$ 841.50	-	-		-	0%	841.50	-
100 sy	S-55 4' manhole	\$ 2,524.50	-	-		-	0%	2,524.50	-
5 ea	Striping Park stalls	\$ 140.25	-	-		-	0%	140.25	-
1 Ls.	Layout	\$ 2,636.70	-	-		-	0%	2,636.70	-
60 lf	18" RCP	\$ 2,625.48	1,000.00	-		1,000.00	38%	1,625.48	50.00
215 lf	24" RCP	\$ 13,026.42	6,513.21	5,000.00		11,513.21	88%	1,513.21	575.66
1 ea	24" MES	\$ 2,805.00	-	-		-	0%	2,805.00	-
1 ea	D-133B	\$ 5,610.00	-	4,000.00		4,000.00	71%	1,610.00	200.00
2 Ea.	P6 C/I	\$ 10,771.50	-	8,000.00		8,000.00	74%	2,771.50	400.00
650 sy	Stabilization/base/paving	\$ 16,409.25	-	5,000.00		5,000.00	30%	11,409.25	250.00
500 lf	F Curb	\$ 8,919.90	-	4,500.00		4,500.00	50%	4,419.90	225.00
900 sf	Brick Pavers/Base	\$ 18,933.75	-	-		-	0%	18,933.75	-
60 lf	Ribbon Curb	\$ 942.48	-	-		-	0%	942.48	-
240 lf	"D" Curb	\$ 3,366.00	-	-		-	0%	3,366.00	-
1 Ls.	Striping/Signage	\$ 4,263.60	-	-		-	0%	4,263.60	-
(200) sy	1.5 Asphalt	\$ (2,131.80)	-	-		-	0%	(2,131.80)	-
(500) lf	"D" Curb	\$ (7,012.50)	-	-		-	0%	(7,012.50)	-
2 Ea.	5' sanitary manhole 16'-18'	\$ 47,124.00	25,000.00	-		25,000.00	53%	22,124.00	1,250.00
3 ea	8" Fitting (reuse)	\$ 2,524.50	-	1,500.00		1,500.00	59%	1,024.50	75.00
2 Ea.	8" Fitting (water)	\$ 1,683.00	-	500.00		500.00	29%	1,183.00	25.00
1200 lf	Labor	\$ 104,184.44	92,092.22	10,000.00		102,092.22	97%	2,092.22	5,104.61
1200 lf	Material	\$ 38,533.97	38,533.97	-		38,533.97	100%	-	1,926.70
2 Ea.	8" tie in	\$ 5,610.00	-	-		-	0%	5,610.00	-
(1200) lf	8" pvc DR 18	\$ (25,245.00)	(25,245.00)	-		(25,245.00)	100%	-	(1,262.25)
(2530) sy	ROW Restoration	\$ (8,516.30)	-	-		-	0%	(8,516.30)	-
	CO#3 -5 added DD service	\$ 20,281.89	20,281.89	-		20,281.89	100%	-	1,014.09
	Co#4 -8R1 Duke Sleeves	\$ 7,953.86	-	7,000.00		7,000.00	88%	953.86	350.00
	Co#5-9 Irrigation sleeves	\$ 20,490.53	-	15,000.00		15,000.00	73%	5,490.53	750.00
	CO#6 -10 Ferguson ODP	\$ (503,203.99)	(152,351.14)	(67,000.00)		(219,351.14)	30%	(283,852.85)	(10,967.56)
	Co#7 - 11 Mack ODP	\$ (270,203.28)	(244,948.86)	(23,500.00)		(268,448.86)	90%	(1,754.42)	(13,422.44)
Totals		(411,050.58)	(219,479.81)	(4,102.85)	-	(223,582.66)	53%	(187,467.92)	(11,179.13)
PAGE TOTALS		(411,050.58)	(219,479.81)	(4,102.85)	-	(223,582.66)	53%	(187,467.92)	(11,179.13)

Federico P. Garcia

## **EXHIBIT B**

### **FORM OF REQUISITION ACQUISITION AND CONSTRUCTION FUND**

Magic Place Community Development District  
Osceola County, Florida

U.S. Bank National Association  
Orlando, Florida

#### **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

The undersigned, a Responsible Officer of the Magic Place Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2019, as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2019 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number: 16
- (B) Name of Payee: Preferred Materials, Inc
- (C) Amount Payable: \$58,209.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Detail included on in backup provided.
- (E) Account from which disbursement to be made: Acquisition & Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2019 Project;
4. each disbursement represents a Cost of the 2019 Project which has not previously been paid; and



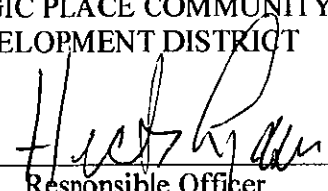
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 1/8/20

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2019 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2019 Project improvements being acquired from the proceeds of the 2019 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2019 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2019 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2019 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them and (vi) if the disbursement is from moneys in the Commercial Account the disbursement is for Costs of the Commercial Project and if the disbursement is from moneys in the Residential Account such disbursement is for Costs of the Residential Project.

\_\_\_\_\_  
District Engineer

Reviewed  
Philip Rubin  
07.03.20

Customer No: 500221  
Statement Date: 06/29/20

Page: Page 1 of 1

### Statement of Account

Magic Place CDD P.O.#MV3.06.08.20

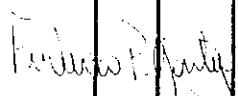
5284 Patch Rd.  
c/o Allstate Paving LLC.  
Orlando, FL 32822

Preferred Materials, Inc.  
4636 Scarborough Dr  
Lutz, FL 33559  
813-973-2888

mathew.vanater@preferredmaterials.com

Remit To: Preferred Materials, Inc.  
PO Box 198350  
Atlanta, GA 30384-1400  
813-973-2888

Finance Charges will be applied to any late invoices at a rate of 1.5% per month per credit agreement or the State's Lawful Amount

Date	Inv Type	Rec Type	Invoice	Description	Retainage	Finance Charge	Amount	Balance	X
06/15/20	I	54	1283864	SITE WORK MAGIC VILLAGE	0.00	0.00	5,982.50	5,982.50	
06/16/20	I	54	1284505	SITE WORK MAGIC VILLAGE	0.00	0.00	6,040.00	6,040.00	
06/17/20	I	54	1285094	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
06/18/20	I	54	1286015	SITE WORK MAGIC VILLAGE	0.00	0.00	6,282.50	6,282.50	
06/19/20	I	54	1286588	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
06/22/20	I	54	1287425	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
06/23/20	I	54	1288641	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
06/24/20	I	54	1289417	SITE WORK MAGIC VILLAGE	0.00	0.00	3,649.50	3,649.50	
06/25/20	I	54	1289844	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
06/26/20	I	54	1291184	SITE WORK MAGIC VILLAGE	0.00	0.00	6,042.50	6,042.50	
 <b>REVIEWED</b> By Frederico at 5:47 pm, Jul 03, 2020									
Current			31-60 Days	Over 60 Days	Over 90 Days	Retainage	Balance Due. Not Including Retainage		
58,209.50			0.00	0.00	0.00	0.00	58,209.50		

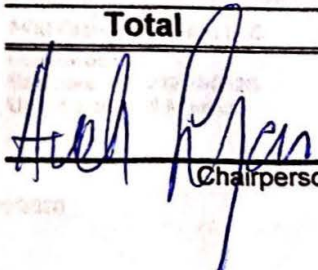


**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

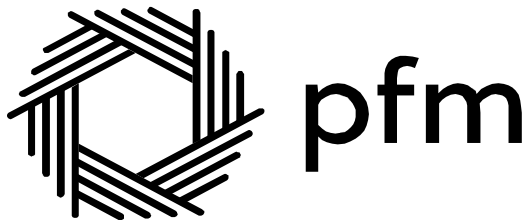
Ratification of Funding Requests 60-68

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 60  
4/10/2020**

Item No.	Payee	Invoice / Billing #	FY 20
1	PFM Group Consulting LLC Dissemination Agent Fees 01/01/20-09/30/20	DA-04-2020-0031	\$ 3,750.00
SubTotal			<b>\$ 3,750.00</b>
Total			<b>\$3,750.00</b>
Secretary		 Chairperson	

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



Date	Invoice Number
April 6, 2020	DA-04-2020-0031
Payment Terms	Due Date
Upon Receipt	April 6, 2020

<b>Bill To:</b>
Magic Place Community Development District c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

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

**Remittance Options:**

<b>Via ACH (preferred):</b>	<b>Via Wire:</b>	<b>Via Mail:</b> PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America
-----------------------------	------------------	--

**RE:** Dissemination Agent Fees for the 2019A bond issues. Period covered: 01/01/2020 to 09/30/2020.

**Total Amount Due** **\$3,750.00**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 61  
4/24/2020**

Item No.	Payee	Invoice / Billing #	FY 20
1	<b>Cobb Cole</b> District counsel thru 03/31/2020	162202	\$ 105.00
2	<b>PFM Group Consulting LLC</b> District Management Fee: March 2020	DM-04-2020-0038	\$ 2,083.33
<b>SubTotal</b>			<b>\$ 2,188.33</b>
<b>Total</b>			<b>\$2,188.33</b>

Secretary

Chairperson

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

**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

Magic Place Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817

April 20, 2020  
**Invoice Number 162202**

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

The enclosed bill is for services rendered for the period ending March 31, 2020  
The breakdown of this bill by matter is as follows:

<b>Matter</b>	<b>Services</b>	<b>Disbursements</b>	<b>Total</b>
001 - General Work in Progress	105.00	0.00	105.00
<b>Total for Services and Disbursements</b>			<b>\$105.00</b>
<b>Past Due Balance</b>			<b>\$125.00</b>
<b>Amount Due</b>			<b>\$230.00</b>

**RECEIVED APR 23 2020**

Client Ref: 044745 - 001  
Invoice Number 162202

April 20, 2020  
Page 1

Re: 001 General Work in Progress

**Legal Services**

Date	Services	Hours	
03/09/20	MAW Reviewed and responded to CDD chair inquiry regarding potential for exemption from future assessments for multifamily parcel.	0.30	
<b>Total for Services</b>		<b>0.30</b>	<b>\$105.00</b>
<b>Total for Services and Disbursements</b>			<b>\$105.00</b>
<b>Past Due Balance</b>			<b>\$125.00</b>
<b>Amount Due</b>			<b>\$230.00</b>

Open Invoices for this Matter

Date	Invoice No.	Amount Billed	Amount Paid	Amount Due
03/16/20	161422	125.00	0.00	125.00
Outstanding Amount Due:				125.00

**Current and Outstanding Amount Due:** **\$230.00**



# Please return this page with remittance

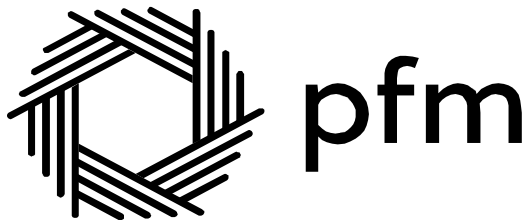
to  
Cobb Cole  
Post Office Box 2491  
Daytona Beach, FL 32115

Invoice Number 162202  
Bill Date: April 20, 2020  
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>	<b>\$105.00</b>
<b>Past Due Balance</b>	<b>\$125.00</b>
<b>Amount Due</b>	<b>\$230.00</b>

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

For your convenience, our firm accepts payments online. To make a secure payment please go to <https://secure.lawpay.com/pages/cobbcolepa/operating> and enter your credit card information.



Date	Invoice Number
April 15, 2020	DM-04-2020-0038
Payment Terms	Due Date
Upon Receipt	April 15, 2020

<b>Bill To:</b>
Magic Place Community Development District c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

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

**Remittance Options:**

<b>Via ACH (preferred):</b>	<b>Via Wire:</b>	<b>Via Mail:</b>
		PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

**RE:** District Management Fee: April 2020

**Total Amount Due** **\$2,083.33**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 62  
5/8/2020**

INVOICE

Item No.	Payee	Invoice / Billing #	FY 20
1	Boyd Civil Engineering Engineering Services May 2020	2651	\$ 277.50
2	Grau and Associates Audit FY 2019	19598	\$ 2,000.00
3	PFM Group Consulting LLC District Management Fee: May 2020	DM-05-2020-0038	\$ 2,083.33
4	VGlobalTech Quarterly ADA Audit	1633	\$ 300.00
<b>SubTotal</b>			<b>\$ 4,660.83</b>
<b>Total</b>			<b>\$4,660.83</b>

Secretary

Chairperson

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

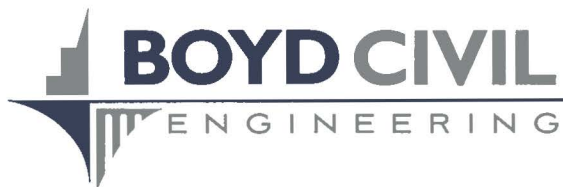


**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 63  
5/21/2020**

Item No.	Payee	Invoice / Billing #	FY 20
1	PFM Group Consulting LLC Billable Expenses thru October 2019 Postage: March 2020 Postage: April 2020	108129 OE-EXP-00788 OE-EXP-00846	\$ 42.77 \$ 1.00 \$ 2.50
SubTotal			\$ 46.27
Total			\$46.27
Secretary		Chairperson	

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

## INVOICE

May 5, 2020

Contract: 01068.002

Invoice: 02651

Magic Place CDD  
12051 Corporate Blvd.  
Orlando, FL 32817

Email: Jennifer Glasgow: [glasgowj@pfm.com](mailto:glasgowj@pfm.com)

Re: Master Agreement for District Engineer  
Magic Place CDD  
Hourly Tasks Related to Bond Issuance  
Services Performed: March 1, 2020- May 4, 2020

### Professional Services:

Date	Description	Hours	Hourly Rate	Total Fee
05/03/20	S. Boyd- Prepare for CDD Meeting	1	\$ 185.00	\$185.00
05/04/20	S. Boyd- Attend CDD Meeting	0.5	\$ 185.00	\$92.50
Total		1.5		\$277.50

### Reimbursable Expenses:

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

### Mileage:

Date	Description	Miles	Rate	Amount
------	-------------	-------	------	--------

Total Reimbursables:

\$0.00

Total Due: \$ 277.50



QUALITY • EXPERIENCE • RESPONSIVENESS

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Magic Place Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817*

Invoice No. 19598  
Date 05/11/2020

---

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

RECEIVED MAY 13 2020

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.





Date	Invoice Number
May 12, 2020	DM-05-2020-0038
Payment Terms	Due Date
Upon Receipt	May 12, 2020

<b>Bill To:</b>
Magic Place Community Development District c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

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

**Remittance Options:**

<b>Via ACH (preferred):</b>	<b>Via Wire:</b>	<b>Via Mail:</b>
		PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

**RE:** District Management Fee: May 2020

Professional Fees	\$2,083.33
<b>Total Amount Due</b>	<b><u>\$2,083.33</u></b>

**VGlobalTech**

636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

**BILL TO**

Magic Place CDD  
1735 Market St FL 43  
Philadelphia, PA 191037502  
USA

**INVOICE # 1633****DATE 05/07/2020****DUE DATE 05/07/2020****TERMS Due on receipt**

---

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Audits:Quarterly ADA &amp; WCAG Audits</b>	1	300.00	300.00
	Quarterly ADA & WCAG Audits for all new content and document conversions for the website.			

---

Please make check payable to VGlobalTech.

**BALANCE DUE****\$300.00**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 64  
5/28/2020**

Item No.	Payee	Invoice / Billing #	FY 20
1	<b>Cobb Cole</b> District counsel thru 04/30/20	162871	\$ 170.00
2	<b>Osceola News-Gazette</b> Legal Ad 31182 05/21/20	219769	\$ 78.40
3	<b>PFM Group Consulting LLC</b> Postage: Feb 2020	OE-EXP-00739	\$ 3.00
<b>SubTotal</b>			<b>\$ 251.40</b>
<b>Total</b>			<b>\$251.40</b>

Secretary

Chairperson

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900

RECEIVED MAY 12 2020

**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

Magic Place Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817

May 20, 2020  
**Invoice Number 162871**

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

The enclosed bill is for services rendered for the period ending April 30, 2020  
The breakdown of this bill by matter is as follows:

<b>Matter</b>	<b>Services</b>	<b>Disbursements</b>	<b>Total</b>
001 - General Work in Progress	170.00	0.00	170.00
	<b>Total for Services and Disbursements</b>		<b>\$170.00</b>
	<b>Past Due Balance</b>		<b>\$105.00</b>
	<b>Amount Due</b>		<b>\$275.00</b>

**RECEIVED MAY 22 2020**

Client Ref: 044745 - 001  
Invoice Number 162871

May 20, 2020  
Page 1

Re: 001 General Work in Progress

**Legal Services**

Date	Services	Hours	
04/22/20	MAW Conferred with K. Plenzler regarding alternative to reducing assessments on potential mulit-family parcel.	0.40	
04/27/20	LGF Received and reviewed final agenda for Community Development District Board meeting; Prepared same for MAW.	0.20	
<b>Total for Services</b>		<b>0.60</b>	<b>\$170.00</b>
<b>Total for Services and Disbursements</b>			<b>\$170.00</b>
<b>Past Due Balance</b>			<b>\$105.00</b>
<b>Amount Due</b>			<b>\$275.00</b>

Open Invoices for this Matter

Date	Invoice No.	Amount Billed	Amount Paid	Amount Due
04/20/20	162202	105.00	0.00	105.00
Outstanding Amount Due:				105.00

**Current and Outstanding Amount Due:** **\$275.00**

Please return this page with remittance

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

Invoice Number 162871  
Bill Date: May 20, 2020  
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>	<b>\$170.00</b>
<b>Past Due Balance</b>	<b>\$105.00</b>
<b>Amount Due</b>	<b>\$275.00</b>

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

For your convenience, our firm accepts payments online. To make a secure payment please go to <https://secure.lawpay.com/pages/cobbcolepa/operating> and enter your credit card information.



# OSCEOLA NEWS-GAZETTE

## INVOICE

Advertiser Account Number	Billing Date	Total Amount Due	Invoice Number
27882	05/21/2020	\$78.40	219769
Billing Period	Terms of Payment	Client PO#	Page#
05/01/20-05/31/20	Net 30		1
Sales Rep	Advertiser Name		
OH	MAGIC PLACE CDD		

MAGIC PLACE CDD  
12051 CORPORATE BLVD  
ORLANDO FL 32817-1450

DATE	REFERENCE#	DESCRIPTION	AMOUNT
05/21/20	31182	ONL Affidavit Fee	\$3.00
05/21/20	31182	ONL PUBLIC MEETING	\$75.40
		Magic Place CDD	
<b>RECEIVED MAY 26 2020</b>			

### AMOUNT DUE

\$78.40

**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		
MAGIC PLACE CDD		
ACCOUNT	BILLING DATE	INVOICE#
27882	05/21/2020	219769
AMOUNT DUE		AMOUNT ENCLOSED
\$78.40		

### REMITTANCE ADDRESS

Osceola News Gazette  
22 W. Monument Ave., Suite 5  
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

# OSCEOLA NEWS-GAZETTE

STATE OF FLORIDA  
COUNTY OF OSCEOLA

Before me, the undersigned authority,  
personally appeared Rochelle Stidham,  
who on oath says that she is the  
Publisher 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:

May 21, 2020.

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.

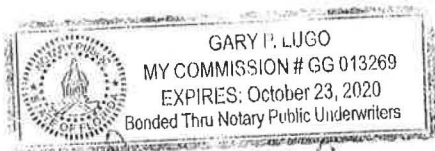
Sworn and subscribed before

me by Rochelle Stidham, who is

personally known to me, this

May 21, 2020

*Rochelle Stidham*



*Gary P. Lugo*

In THE MATTER OF:  
PUBLIC MEETING  
Magic Place CDD

FIRST PUBLICATION: May 21, 2020  
LAST PUBLICATION: May 21, 2020

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC MEETING HELD DURING  
PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Magic Place Community Development District ("District") will hold a regular meeting of the Board of Supervisors on June 1, 2020 at 10:00 a.m. to be conducted by the following means of communications media technology, such as telephonic conferencing, pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and May 8, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The meeting is being held for the necessary public purpose of considering essential public funding issues related to District improvements. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 790 562 990 #. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at [carvalhov@pfm.com](mailto:carvalhov@pfm.com) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o PFM Group Consulting, LLC, 12051 Corporate Blvd., Orlando, Florida 32817 (407) 723-5900, [carvalhov@pfm.com](mailto:carvalhov@pfm.com) ("District Manager's Office") during normal business hours.

The meeting is open to the public and will be conducted in accordance with the 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 such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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

May 21, 2020



Make remittance to: Osceola News-Gazette  
22 W. Monument Ave., Suite 5  
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)  
Ad#31182



Date	Invoice Number
May 21, 2020	OE-EXP-00739
Payment Terms	Due Date
Upon Receipt	May 21, 2020

Bill To:
Magic Place Community Development District c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

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:
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PFM Group Consulting LLC  
PO Box 65126  
Baltimore, MD 21264-5126  
United States of America

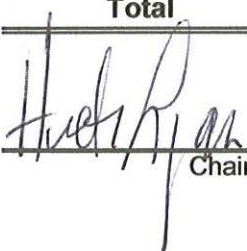
**RE:** Postage \$3.00

Expenses	\$3.00
<b>Total Amount Due</b>	<b><u>\$3.00</u></b>

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 65**

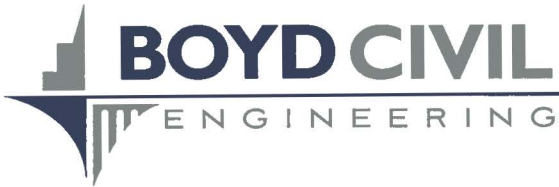
6/4/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	Boyd Civil Engineering Engineering Services May 2020	02662	\$ 92.50
SubTotal			\$ 92.50
Total			\$92.50
Secretary			Chairperson

**ENTERED**  
8/6/10

COMPANY: 4P  
ACCOUNT: CPD.  
CLASS: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900



6816 Hanging Moss Road • Orlando, Florida 32807

407-494-2693 • www.BoydCivil.com

## INVOICE

June 1, 2020

Contract: 01068.002

Invoice: 02662

Magic Place CDD  
12051 Corporate Blvd.  
Orlando, FL 32817

Email: Jennifer Glasgow: [glasgowj@pfm.com](mailto:glasgowj@pfm.com)

Re: Master Agreement for District Engineer  
Magic Place CDD  
Hourly Tasks Related to Bond Issuance  
May 4, 2020- May 31, 2020

### Professional Services:

Date	Description	Hours	Hourly Rate	Total Fee
05/07/20	S. Boyd- Review and approve Requisition #12	0.5	\$ 185.00	\$92.50
<b>Total</b>		<b>0.5</b>		<b>\$ 92.50</b>

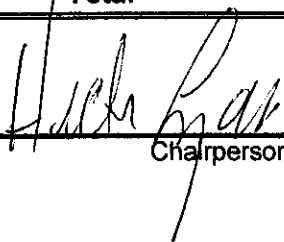
Reimbursable Expenses:				
Date	Description			Amount
Mileage:				
Date	Description	Miles	Rate	Amount
	<b>Total Reimbursables:</b>			<b>\$0.00</b>

**Total Due: \$ 92.50**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 66**

6/11/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	<b>Grau and Associates</b> Audit FY 2019	19776	\$ 500.00
<b>SubTotal</b>			<b>\$ 500.00</b>
<b>Total</b>			<b>\$500.00</b>
<hr/> Secretary		 Chairperson	

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900



# Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Magic Place Community Development District*  
12051 Corporate Boulevard  
Orlando, FL 32817

Invoice No. 19776  
Date 06/02/2020

RECEIVED JUN 08 2020

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SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT

Funding Request No. 67

6/18/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	PFM Group Consulting LLC District Management Fee: June 2020	DM-06-2020-0032	\$ 2,083.33
SubTotal			\$ 2,083.33

Total	\$2,083.33
-------	------------

Secretary

  
Chairperson

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900



Date	Invoice Number
June 5, 2020	DM-06-2020-0032
Payment Terms	Due Date
Upon Receipt	June 5, 2020

<b>Bill To:</b>
Magic Place Community Development District c/o PFM Group Consulting District Accounting Department 12051 Corporate Blvd Orlando, FL 32817 United States of America

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

**Remittance Options:**

<b>Via ACH (preferred):</b>	<b>Via Wire:</b>	<b>Via Mail:</b>
		PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

**RE:** District Management Fee: June 2020

Professional Fees	\$2,083.33
<b>Total Amount Due</b>	<b><u>\$2,083.33</u></b>

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

**Funding Request No. 68**  
6/25/2020

Item No.	Payee	Invoice / Billing #	FY 20
1	<b>Cobb Cole</b> District counsel thru 05/31/20	163602	\$ 470.00
<b>SubTotal</b>			<b>\$ 470.00</b>
<b>Total</b>			<b>\$470.00</b>

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

**ENTERED**  
7/1

COMPANY: 4P  
ACCOUNT: CDD  
CLASS: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

Please make check payable to:  
Magic Place CDD  
12051 Corporate Boulevard  
Orlando, FL 32817  
(407) 723-5900

**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

Magic Place Community Development District  
12051 Corporate Boulevard  
Orlando, FL 32817

June 17, 2020  
**Invoice Number 163602**

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

The enclosed bill is for services rendered for the period ending May 31, 2020  
The breakdown of this bill by matter is as follows:

<b>Matter</b>	<b>Services</b>	<b>Disbursements</b>	<b>Total</b>
001 - General Work in Progress	470.00	0.00	470.00
<b>Total for Services and Disbursements</b>			<u><u>\$470.00</u></u>
<b>Past Due Balance</b>			<u><u>\$170.00</u></u>
<b>Amount Due</b>			<u><u>\$640.00</u></u>

**RECEIVED JUN 22 2020**

Client Ref: 044745 - 001

Invoice Number 163602

June 17, 2020

Page 1

Re: 001 General Work in Progress

**Legal Services**

<b>Date</b>		<b>Services</b>	<b>Hours</b>	
05/01/20	LGF	Received and reviewed agenda for 5/4/2020 Community Development District Board of Directors virtual meeting; Prepared same for MAW.	0.30	
05/04/20	MAW	Prepared for and participated in Board of Supervisors Meeting; Email to board chair regarding alternative approach for multi-family site assessment reductions.	1.00	
05/18/20	LGF	Received and reviewed draft agenda for 6/1/2020 Community Development District Board of Directors virtual conference call.	0.20	
05/26/20	LGF	Received and reviewed agenda for 6/1/2020 Community Development District Board of Director's meeting; Prepared same for MAW.	0.30	
<b>Total for Services</b>			<b>1.80</b>	<b>\$470.00</b>
<b>Total for Services and Disbursements</b>				<b>\$470.00</b>
<b>Past Due Balance</b>				<b>\$170.00</b>
<b>Amount Due</b>				<b>\$640.00</b>

Open Invoices for this Matter

<b>Date</b>	<b>Invoice No.</b>	<b>Amount Billed</b>	<b>Amount Paid</b>	<b>Amount Due</b>
05/20/20	162871	170.00	0.00	170.00
Outstanding Amount Due:				170.00

**Current and Outstanding Amount Due:** **\$640.00**



# Please return this page with remittance

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

Invoice Number 163602  
Bill Date: June 17, 2020  
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>	<b>\$470.00</b>
<b>Past Due Balance</b>	<b>\$170.00</b>
<b>Amount Due</b>	<b>\$640.00</b>

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

For your convenience, our firm accepts payments online. To make a secure payment please go to <https://secure.lawpay.com/pages/cobbcolepa/operating> and enter your credit card information.

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

**Magic Place CDD**  
Statement of Financial Position  
As of 6/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$4,543.39				\$4,543.39
Accounts Receivable - Due from Developer	2,553.33				2,553.33
Debt Service Reserve Series 2019		\$1,134,662.50			1,134,662.50
Interest Series 2019		825,280.99			825,280.99
Acquisition/Construction Series 2019			\$6,188,317.05		6,188,317.05
Total Current Assets	<u>\$7,096.72</u>	<u>\$1,959,943.49</u>	<u>\$6,188,317.05</u>	<u>\$0.00</u>	<u>\$8,155,357.26</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,959,943.49	\$1,959,943.49
Amount To Be Provided				16,840,056.51	16,840,056.51
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,800,000.00</u>	<u>\$18,800,000.00</u>
<b>Total Assets</b>	<u><u>\$7,096.72</u></u>	<u><u>\$1,959,943.49</u></u>	<u><u>\$6,188,317.05</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$26,955,357.26</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$3,053.33				\$3,053.33
Retainage Payable			\$362,326.32		362,326.32
Total Current Liabilities	<u>\$3,053.33</u>	<u>\$0.00</u>	<u>\$362,326.32</u>	<u>\$0.00</u>	<u>\$365,379.65</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$18,800,000.00	\$18,800,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,800,000.00</u>	<u>\$18,800,000.00</u>
<b>Total Liabilities</b>	<u><u>\$3,053.33</u></u>	<u><u>\$0.00</u></u>	<u><u>\$362,326.32</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$19,165,379.65</u></u>

**Magic Place CDD**  
Statement of Financial Position  
As of 6/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	(\$3,742.50)				(\$3,742.50)
Net Assets - General Government	7,778.24				7,778.24
Current Year Net Assets - General Government	7.65				7.65
Net Assets, Unrestricted		\$2,470,879.36			2,470,879.36
Current Year Net Assets, Unrestricted		(510,935.87)			(510,935.87)
Net Assets, Unrestricted			\$16,207,442.14		16,207,442.14
Current Year Net Assets, Unrestricted			(9,924,701.41)		(9,924,701.41)
Net Assets - General Government			(456,750.00)		(456,750.00)
<b>Total Net Assets</b>	<u>\$4,043.39</u>	<u>\$1,959,943.49</u>	<u>\$5,825,990.73</u>	<u>\$0.00</u>	<u>\$7,789,977.61</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$7,096.72</u></u>	<u><u>\$1,959,943.49</u></u>	<u><u>\$6,188,317.05</u></u>	<u><u>\$18,800,000.00</u></u>	<u><u>\$26,955,357.26</u></u>

**Magic Place CDD**  
Statement of Activities  
As of 6/30/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b><u>Revenues</u></b>					
Developer Contributions	\$37,937.18				\$37,937.18
Inter-Fund Group Transfers In		(\$8,985.76)			(8,985.76)
Inter-Fund Transfers In			\$8,985.76		8,985.76
Total Revenues	<u>\$37,937.18</u>	<u>(\$8,985.76)</u>	<u>\$8,985.76</u>	<u>\$0.00</u>	<u>\$37,937.18</u>
<b><u>Expenses</u></b>					
Public Officials' Liability Insurance	\$2,588.00				\$2,588.00
Management	18,749.97				18,749.97
Engineering	2,426.28				2,426.28
Dissemination Agent	5,000.00				5,000.00
District Counsel	2,226.00				2,226.00
Audit	2,500.00				2,500.00
Travel and Per Diem	209.34				209.34
Postage & Shipping	20.00				20.00
Legal Advertising	572.94				572.94
Web Site Maintenance	300.00				300.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,162.00				3,162.00
Interest Payments		\$520,898.11			520,898.11
Capital Expenditures			\$10,043,963.33		10,043,963.33
Total Expenses	<u>\$37,929.53</u>	<u>\$520,898.11</u>	<u>\$10,043,963.33</u>	<u>\$0.00</u>	<u>\$10,602,790.97</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income		\$18,948.00			\$18,948.00
Interest Income			\$110,276.16		110,276.16
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$18,948.00</u>	<u>\$110,276.16</u>	<u>\$0.00</u>	<u>\$129,224.16</u>
<b>Change In Net Assets</b>	\$7.65	(\$510,935.87)	(\$9,924,701.41)	\$0.00	(\$10,435,629.63)
<b>Net Assets At Beginning Of Year</b>	<u>\$4,035.74</u>	<u>\$2,470,879.36</u>	<u>\$15,750,692.14</u>	<u>\$0.00</u>	<u>\$18,225,607.24</u>
<b>Net Assets At End Of Year</b>	<u><u>\$4,043.39</u></u>	<u><u>\$1,959,943.49</u></u>	<u><u>\$5,825,990.73</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,789,977.61</u></u>

**Magic Place CDD**  
 Budget to Actual  
 For the month ending 6/30/2020

	YTD Actual	YTD Budget	YTD Variance	FY 2020 Adopted Budget
<b><u>Revenues</u></b>				
Developer Contributions	\$37,937.18	\$63,694.50	\$(25,757.32)	\$84,926.00
<b>Net Revenues</b>	<b>\$37,937.18</b>	<b>\$63,694.50</b>	<b>\$(25,757.32)</b>	<b>\$84,926.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Trustee Services	\$0.00	\$3,000.00	\$(3,000.00)	\$4,000.00
Management	18,749.97	18,750.00	(0.03)	25,000.00
Engineering	2,426.28	7,500.00	(5,073.72)	10,000.00
Dissemination Agent	5,000.00	3,750.00	1,250.00	5,000.00
District Counsel	2,226.00	18,750.00	(16,524.00)	25,000.00
Re-Amortization Schedule	0.00	187.50	(187.50)	250.00
Audit	2,500.00	2,625.00	(125.00)	3,500.00
Travel and Per Diem	209.34	375.00	(165.66)	500.00
Telephone	0.00	150.00	(150.00)	200.00
Postage & Shipping	20.00	225.00	(205.00)	300.00
Copies	0.00	375.00	(375.00)	500.00
Legal Advertising	572.94	1,259.25	(686.31)	1,679.00
Contingency	0.00	187.50	(187.50)	250.00
Web Site Maintenance	300.00	1,800.00	(1,500.00)	2,400.00
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00
Public Officials' Liability Insurance	2,588.00	2,083.50	504.50	2,778.00
General Liability Insurance	3,162.00	2,545.50	616.50	3,394.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$37,929.53</b>	<b>\$63,694.50</b>	<b>\$(25,764.97)</b>	<b>\$84,926.00</b>
<b>Total Expenses</b>	<b>\$37,929.53</b>	<b>\$63,694.50</b>	<b>\$(25,764.97)</b>	<b>\$84,926.00</b>
<b>Net Income (Loss)</b>	<b>\$7.65</b>	<b>\$0.00</b>	<b>\$7.65</b>	<b>\$0.00</b>