

Magic Place Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

www.magicplacecdd.com

The following is the agenda for the Board of Supervisors' Meeting for the Magic Place Community Development District ("District"), scheduled to begin at **10:00 a.m. on August 7, 2023, at 1170 Celebration Boulevard, Ste 106, Celebration, FL 34747**. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

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

Call in number: 1-844-621-3956

Passcode: 790 393 986 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period
- 1. **Consideration of the Minutes of the June 5, 2023, Board of Supervisors' Meeting**

General Business Matters

2. **Public Hearing on the Adoption of the District's Annual Budget**
 - a. **Public Comments and Testimony**
 - b. **Board Comments**
 - c. **Consideration of Resolution 2023-05, Adopting the Fiscal Year 2024 Budget and Appropriating Funds**
3. **Public Hearing on the Imposition of Special Assessments**
 - a. **Public Comments and Testimony**
 - b. **Board Comments**
 - c. **Consideration of Resolution 2023-06, Adopting an Assessment Roll for Fiscal Year 2024, and Certifying Special Assessments for Collection**
4. **Consideration of Resolution 2023-07, Adopting the Annual Meeting Schedule for Fiscal Year 2023-2024**
5. **Acceptance of Fiscal Year 2022 Audit Report**
6. **Consideration of Contribution Agreement** *(provided under separate cover)*
7. **Ratification of Maintenance Agreement for Infrastructure Management and Maintenance Services** *(provided under separate cover)*
8. **Ratification of Land Lease Agreement** *(provided under separate cover)*
9. **Ratification of Funding Request Numbers 169 – 175**
10. **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**

Minutes

**MINUTES OF MEETING
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, June 5, 2023, at 10:00 AM
1170 Celebration Blvd., Suite 106,
Celebration, FL 34747**

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Karen Tookuni	Assistant Secretary
Sue Legentil	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Venessa Ripoll	PFM	(via phone)
Jorge Jimenez	PFM	(via phone)
Amy Champagne	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven N. Boyd, P.E.	Boyd Civil Engineering	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:01 a.m.

Public Comment Period

Ms. Gaarlandt noted that there were no members of the public present.

**Consideration of the Minutes of the
May 1, 2023, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the May 1, 2023, Board of Supervisors' Meeting.

On MOTION by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the minutes of the May 1, 2023, Board of Supervisors' Meeting.

**Review and Acceptance of Thomas
Lee's Resignation**

Ms. Gaarlandt stated the Board received the resignation letter in writing.

On MOTION by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Resignation letter from Thomas Lee.

Ms. Gaarlandt stated that Seat One is now vacant and has a term with an expiration of November 2026. Ms. Gaarlandt called for nominations.

Mr. Lizasuain nominated Stacey Stuck.

On MOTION by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the nomination for Stacey Stuck.

Swearing in of New Board Member

Stacey Stuck wasn't present at the meeting, Ms. Gaarlandt stated she would be sending Ms. Stuck the paperwork via email.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2023-04, Election of Officers

Ms. Gaarlandt stated the Board recently took care of this after the Landowners election. However, with the changes to the Board, District staff thought it would be a good idea to do an updated one.

On MOTION by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2023-04, Election of Officers, with Hector Lizasuain as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, Karen Tookuni, Stacey Stuck and Venessa Ripoll as Assistant Secretaries, Jennifer Glasgow as Treasurer and Amanda Lane as Assistant Treasurer.

Ratification of Maintenance Agreement for Infrastructure Management and Maintenance Services

This item was tabled.

Ratification of Land Lease Agreement

This item was tabled.

Consideration of Funding Request Number 166

The Board reviewed Funding Request 166.

On MOTION by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Funding Request Number 166.

Ratification of Funding Request Numbers 167-168

The Board reviewed Funding Request 167-168. These have already been approved and just need to be ratified by the Board. They are all standard District expenses.

On MOTION by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Funding Request numbers 167-168.

Review of District's Financial Statements

Ms. Gaarlandt asked if the District is going to be receiving lighting invoices regularly. Mr. Lizasuain noted that they were being sent to the incorrect address. Ms. Champagne noted that District staff is working to get the bills in the District's name. She noted this line item is accounted for in the budget.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

Mr. Watts stated he is working on a draft agreement based on the conference call District staff had with Mill Creek apartment parcel owner and should hopefully have that out sometime this week. District staff will circulate that to the Board members to look at.

District Engineer –

No report.

District Manager –

Ms. Gaarlandt noted in reference to the Form 1, that Orange County has a new email address and asked if any Board member have issues with the email to let District staff know.

Audience Comments

There were no audience comments.

Supervisor Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the June 5, 2023, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-05,
Adopting the Fiscal Year 2024 Budget and
Appropriating Funds

RESOLUTION 2023-05

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, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023-2024**”) 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 7, 2023, 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 1st 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, 2023."
- 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 2023-2024, 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 2023-2024 or within 60 days following the end of the Fiscal Year 2023-2024 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 7th DAY OF AUGUST, 2023.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A
Magic Place Community Development District
Approved Proposed FY2024 Operations & Maintenance Budget

	Actual Through 06/30/23	Anticipated July - Sept.	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Revenues</u>					
On Roll Assessments	\$57,347.23	\$47,106.63	\$104,453.86	\$195,381.50	\$195,381.50
Other Income & Other Financing Sources	\$0.44	\$0.00	\$0.44	\$0.00	\$0.00
Net Revenues	\$57,347.67	\$47,106.63	\$104,454.30	\$195,381.50	\$195,381.50
<u>CDD General & Administrative Expenses</u>					
Trustee Services	\$5,930.02	\$0.00	\$5,930.02	\$6,000.00	\$6,000.00
Management	\$23,625.00	\$7,875.00	\$31,500.00	\$31,500.00	\$31,500.00
Engineering	\$2,472.50	\$2,500.00	\$4,972.50	\$10,000.00	\$10,000.00
Disclosure Agent	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,000.00
District Counsel	\$8,393.50	\$5,000.00	\$13,393.50	\$20,000.00	\$20,000.00
Assessment Administration	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Re-Amortization Schedule	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
Arbitrage	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
Audit	\$3,405.00	\$3,500.00	\$6,905.00	\$3,500.00	\$3,500.00
Legal Advertising	\$620.62	\$419.75	\$1,040.37	\$1,679.00	\$1,500.00
Miscellaneous	\$23.11	\$62.50	\$85.61	\$250.00	\$250.00
Website Maintenance	\$1,780.00	\$800.00	\$2,580.00	\$2,580.00	\$2,580.00
Dues, Licenses, and Fees	\$175.00	\$0.00	\$175.00	\$175.00	\$175.00
Public Officials' Liability Insurance	\$3,023.00	\$0.00	\$3,023.00	\$3,250.00	\$3,475.00
General Liability Insurance	\$3,694.00	\$0.00	\$3,694.00	\$4,000.00	\$4,225.00
Irrigation	\$0.00	\$4,250.00	\$4,250.00	\$17,000.00	\$17,000.00
Lake Maintenance	\$0.00	\$2,900.63	\$2,900.63	\$11,602.50	\$11,602.50
Landscaping Maintenance and Material	\$0.00	\$12,292.50	\$12,292.50	\$49,170.00	\$49,170.00
Streetlights	\$13,960.21	\$3,400.00	\$17,360.21	\$17,000.00	\$17,000.00
Contingency	\$245.00	\$1,106.25	\$1,351.25	\$4,425.00	\$4,154.00
Total Expenses	\$69,846.96	\$47,106.63	\$116,953.59	\$195,381.50	\$195,381.50

**Magic Place Community Development District
FY 2024 Approved Proposed Debt Service**

	FY2024 Approved Proposed Series 2019 Budget
REVENUES:	
Special Assessments	\$ 1,525,837.54
TOTAL REVENUES	<u>\$ 1,525,837.54</u>
EXPENDITURES:	
Interest 11/01/2023	\$ 395,696.89
Interest 5/1/2024	\$ 395,696.89
Principal 5/1/2024	\$ 345,000.00
TOTAL EXPENDITURES	<u>\$ 1,136,393.78</u>
EXCESS REVENUES	<u>\$ 389,443.76</u>
Interest 11/01/2024	\$ 389,443.76

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-06,
Adopting an Assessment Roll for
Fiscal Year 2024 and Certifying
Special Assessments for Collection

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT EQUALIZING, APPROVING, CONFIRMING, AND IMPOSING SPECIAL ASSESSMENTS FOR DISTRICT EXPENSES AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR NO WAIVER OF CONTRACTUAL OBLIGATIONS, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Magic Place Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“FY 2024 Budget”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the FY 2024 Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously indicated its intention to finance its Budget through the imposition and collection of special assessments on benefitted property within the District; and

WHEREAS, the District has determined that the utilization of the Uniform Method for the collection of assessments is unavailable and/or not in the District’s best interest; and

WHEREAS, the Board has noticed and conducted a public hearing pursuant to Chapters 170 and 190, Florida Statutes, relating to the imposition, levy, collection, and enforcement of such assessments; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount of \$ _____; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Magic Place Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 190, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such services as provided in Chapter 190, Florida Statutes.

(c) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the operations and maintenance services ("Services") identified in the exhibits attached hereto; and (ii) the cost of such Services be assessed against the lands specially benefited by such Services.

(d) The provision of said Services and the levying of such special assessments serves a proper, essential, and valid public purpose and is in the best interests of the District and its landowners.

(e) The Board determined to provide the Services and to defray the costs thereof by making special assessments on benefited lands within the District.

(g) A preliminary assessment roll was adopted and filed with the Board.

(h) Upon completion of the preliminary assessment roll, the Board chose August 7th, 2023 at 10:00am at 1170 Celebration Boulevard, Ste 106, Celebration, FL 34747 as the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of the Services, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapter 190, Florida Statutes.

(i) Notice of such public hearing was given by publication and also by mail as required by Florida law. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(j) On August 7th, 2023, at the public hearing specified in paragraph (h) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (h) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(k) Having considered the costs of the Services, complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the amount of costs of the Services and the District's budgets are reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Services and the Budgets against the properties specially benefited thereby on a pro-rata acreage basis, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the provision of the Services described in **Exhibits A** constitutes a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in **Exhibit B**;

(iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

SECTION 3. ASSESSMENT EQUALIZATION AND IMPOSITION. A special assessment for operation and maintenance expenses as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibits A and B**. The special assessments on the parcels specially benefitted by the Services, all as specified in the final assessment roll, are hereby equalized, approved, and confirmed. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. The Special Assessment against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 4. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the operation and maintenance special assessments will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments will be collected pursuant to the Uniform Method of Collection and collected by the Osceola County Property Appraiser and Osceola County Tax Collector.

SECTION 5. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 8. NO WAIVER OF CONTRACTUAL OBLIGATIONS. Nothing in this resolution is intended or shall be construed as a waiver of any right to payment the District may have pursuant to any contract with the Developer or otherwise. Only payment of sums due under any such contract shall serve to discharge any such contractual obligation.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Magic Place Community Development District.

PASSED AND ADOPTED this 7th day of August 2023.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A Fiscal Year 2023-2024 Budget
Exhibit B Assessment Roll

Exhibit A
Magic Place Community Development District
Approved Proposed FY2024 Operations & Maintenance Budget

	Actual Through 06/30/23	Anticipated July - Sept.	Anticipated FY 2023 Total	FY 2023 Adopted Budget	FY 2024 Approved Proposed Budget
<u>Revenues</u>					
On Roll Assessments	\$57,347.23	\$47,106.63	\$104,453.86	\$195,381.50	\$195,381.50
Other Income & Other Financing Sources	\$0.44	\$0.00	\$0.44	\$0.00	\$0.00
Net Revenues	\$57,347.67	\$47,106.63	\$104,454.30	\$195,381.50	\$195,381.50
<u>CDD General & Administrative Expenses</u>					
Trustee Services	\$5,930.02	\$0.00	\$5,930.02	\$6,000.00	\$6,000.00
Management	\$23,625.00	\$7,875.00	\$31,500.00	\$31,500.00	\$31,500.00
Engineering	\$2,472.50	\$2,500.00	\$4,972.50	\$10,000.00	\$10,000.00
Disclosure Agent	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,000.00
District Counsel	\$8,393.50	\$5,000.00	\$13,393.50	\$20,000.00	\$20,000.00
Assessment Administration	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Re-Amortization Schedule	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00
Arbitrage	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
Audit	\$3,405.00	\$3,500.00	\$6,905.00	\$3,500.00	\$3,500.00
Legal Advertising	\$620.62	\$419.75	\$1,040.37	\$1,679.00	\$1,500.00
Miscellaneous	\$23.11	\$62.50	\$85.61	\$250.00	\$250.00
Website Maintenance	\$1,780.00	\$800.00	\$2,580.00	\$2,580.00	\$2,580.00
Dues, Licenses, and Fees	\$175.00	\$0.00	\$175.00	\$175.00	\$175.00
Public Officials' Liability Insurance	\$3,023.00	\$0.00	\$3,023.00	\$3,250.00	\$3,475.00
General Liability Insurance	\$3,694.00	\$0.00	\$3,694.00	\$4,000.00	\$4,225.00
Irrigation	\$0.00	\$4,250.00	\$4,250.00	\$17,000.00	\$17,000.00
Lake Maintenance	\$0.00	\$2,900.63	\$2,900.63	\$11,602.50	\$11,602.50
Landscaping Maintenance and Material	\$0.00	\$12,292.50	\$12,292.50	\$49,170.00	\$49,170.00
Streetlights	\$13,960.21	\$3,400.00	\$17,360.21	\$17,000.00	\$17,000.00
Contingency	\$245.00	\$1,106.25	\$1,351.25	\$4,425.00	\$4,154.00
Total Expenses	\$69,846.96	\$47,106.63	\$116,953.59	\$195,381.50	\$195,381.50

**Magic Place Community Development District
FY 2024 Approved Proposed Debt Service**

	FY2024 Approved Proposed Series 2019 Budget
REVENUES:	
Special Assessments	\$ 1,525,837.54
TOTAL REVENUES	<u>\$ 1,525,837.54</u>
EXPENDITURES:	
Interest 11/01/2023	\$ 395,696.89
Interest 5/1/2024	\$ 395,696.89
Principal 5/1/2024	\$ 345,000.00
TOTAL EXPENDITURES	<u>\$ 1,136,393.78</u>
EXCESS REVENUES	<u>\$ 389,443.76</u>
Interest 11/01/2024	\$ 389,443.76

ParcelID	O&M	Debt Service	Total Assessment
10-25-28-4063-0001-5370	0		
10-25-28-4063-0001-5380	0		
10-25-28-4063-0001-5390	0		
10-25-28-4063-0001-5400	0		
10-25-28-4063-0001-5410	674.19	0	674.19
10-25-28-4063-0001-5420	1181.49	0	1181.49
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10-25-28-4064-TRAC-6120	0	0	0
10-25-28-4064-TRAC-6160	0	0	0
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10-25-28-4064-TRAC-6190	0	0	0
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[illegible]

[illegible]

10-25-28-4065-0001-2060	333.76	2629.82	2963.58
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10-25-28-4065-TRAC-6200	0	0	0
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10-25-28-4065-TRAC-6250	5463.57	0	5463.57

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2023-07,
Adopting the Annual Meeting Schedule
for Fiscal Year 2023-2024

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MAGIC PLACE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2023-2024**

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 2023-2024 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 2023-2024 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 7th DAY OF AUGUST 2023.

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 2023-2024**

Monday, October 2, 2023
Monday, November 6, 2023
Monday, December 4, 2023
Monday, January 8, 2024
Monday, February 5, 2024
Monday, March 4, 2024
Monday, April 1, 2024
Monday, May 6, 2024
Monday, June 3, 2024
Monday, July 1, 2024
Monday, August 5, 2024
Monday, September 9, 2024

All meetings are scheduled to be held at 1170 Celebration Boulevard, Ste 106, Celebration, FL 34747 at 10:00 a.m.

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Fiscal Year 2022 Audit Report

Magic Place Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

Magic Place Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2022

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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Magic Place Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Magic Place Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.



To the Board of Supervisors
Magic Place Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Magic Place Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 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 a report dated June 21, 2023 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 and contracts.

The purpose of that report is 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 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 Magic Place Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2023

**Magic Place Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Magic Place Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Magic Place Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including construction in progress, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,107,135) (net position).
- ◆ Governmental activities revenues totaled \$1,214,753 while governmental activities expenses and conveyances totaled \$1,202,176.

**Magic Place Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 10,869	\$ 16,997
Restricted assets	1,576,110	2,411,372
Capital assets	15,663,850	15,339,101
Total Assets	<u>17,250,829</u>	<u>17,767,470</u>
Current liabilities	1,217,964	1,412,182
Non-current liabilities	18,140,000	18,475,000
Total Liabilities	<u>19,357,964</u>	<u>19,887,182</u>
Net Position		
Net investment in capital assets	-	(2,928,810)
Restricted net position	-	805,055
Unrestricted net position	(2,107,135)	4,043
Total Net Position	<u>\$ (2,107,135)</u>	<u>\$ (2,119,712)</u>

The decrease in restricted assets is related to the capital projects activity in the current year.

The increase in capital assets is related to the construction in progress additions in the current year.

The decrease in liabilities is related to the principal payments on long-term debt in the current year.

**Magic Place Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 397,561	\$ 70,426
Operating contributions	814,028	-
General Revenues		
Investment earnings	3,164	466
Total Revenues	<u>1,214,753</u>	<u>70,892</u>
Expenses		
General government	78,110	70,426
Physical environment	3,436	-
Interest and other charges	810,410	815,319
Total Expenses	<u>891,956</u>	<u>885,745</u>
Conveyance of assets	<u>(310,220)</u>	<u>-</u>
Change in Net Position	12,577	(814,853)
Net Position - Beginning of Year	<u>(2,119,712)</u>	<u>(1,304,859)</u>
Net Position - End of Year	<u>\$ (2,107,135)</u>	<u>\$ (2,119,712)</u>

The increase in charges for services is related to the increase in debt service special assessments in the current year.

The increase in operating contributions is related to the initiation of debt service payments in the current year.

**Magic Place Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Construction in progress	<u>\$ 15,663,850</u>	<u>\$ 15,339,101</u>

The activity for the year consisted of \$634,969 in additions to construction in progress and a conveyance of \$310,220.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to lower legal and physical environment costs than were anticipated.

The General Fund budget was not amended in the current year.

Debt Management

Governmental Activities debt includes the following:

- In August 2020, the District issued \$18,800,000 Series 2019 Special Assessment Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$18,465,000.

Economic Factors and Next Year's Budget

Magic Place Community Development District's construction is ongoing; however, the District does not anticipate economic factors to affect operations for the year ended September 30, 2023.

Request for Information

The financial report is designed to provide a general overview of Magic Place Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Magic Place Community Development District, PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

Magic Place Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 3,989
Accrued interest receivable	1,949
Due from developer	4,931
Total Current Assets	<u>10,869</u>
Non-current Assets	
Restricted assets	
Cash and investments	1,576,110
Capital assets, not being depreciated	
Construction in progress	15,663,850
Total Non-current Assets	<u>17,239,960</u>
Total Assets	<u>17,250,829</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	5,053
Contracts/retainage payable	543,104
Bonds payable	335,000
Accrued interest payable	334,807
Total Current Liabilities	<u>1,217,964</u>
Non-current liabilities	
Bonds payable, net	18,140,000
Total Liabilities	<u>19,357,964</u>
NET POSITION	
Unrestricted	<u>\$ (2,107,135)</u>

See accompanying notes to financial statements.

Magic Place Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Grants and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Governmental Activities				
General government	\$ (78,110)	\$ -	\$ 77,941	\$ (169)
Physical environment	(3,436)	-	3,429	(7)
Interest and other charges	(810,410)	397,561	732,658	319,809
Total Governmental Activities	<u>\$ (891,956)</u>	<u>\$ 397,561</u>	<u>\$ 814,028</u>	<u>319,633</u>
General Revenues				
Investment earnings				<u>3,164</u>
Conveyance of assets				(310,220)
Change in Net Position				12,577
Net Position - October 1, 2021				<u>(2,119,712)</u>
Net Position - September 30, 2022				<u>\$ (2,107,135)</u>

See accompanying notes to financial statements.

Magic Place Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 3,989	\$ -	\$ -	\$ 3,989
Accrued interest receivable	-	1,399	550	1,949
Due from developer	4,931	-	-	4,931
Restricted assets				
Cash and investments, at fair value	-	1,134,663	441,447	1,576,110
Total Assets	<u>\$ 8,920</u>	<u>\$1,136,062</u>	<u>\$ 441,997</u>	<u>\$ 1,586,979</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued liabilities	\$ 5,053	\$ -	\$ -	\$ 5,053
Contracts/retainage payable	-	-	543,104	543,104
Total Liabilities	<u>5,053</u>	<u>-</u>	<u>543,104</u>	<u>548,157</u>
Fund Balances				
Restricted for debt service	-	1,136,062	-	1,136,062
Unassigned	<u>3,867</u>	<u>-</u>	<u>(101,107)</u>	<u>(97,240)</u>
Total Fund Balances	<u>3,867</u>	<u>1,136,062</u>	<u>(101,107)</u>	<u>1,038,822</u>
Total Liabilities and Fund Balances	<u>\$ 8,920</u>	<u>\$1,136,062</u>	<u>\$ 441,997</u>	<u>\$ 1,586,979</u>

See accompanying notes to financial statements.

Magic Place Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 1,038,822
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, including construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	15,663,850
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(18,475,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(334,807)</u>
Net Position of Governmental Activities	<u><u>\$ (2,107,135)</u></u>

See accompanying notes to financial statements.

Magic Place Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Totals Governmental Funds
REVENUES				
Special assessments	\$ -	\$ 397,561	\$ -	\$ 397,561
Developer contributions	81,370	732,658	-	814,028
Interest income	-	2,246	918	3,164
Total Revenues	<u>81,370</u>	<u>1,132,465</u>	<u>918</u>	<u>1,214,753</u>
EXPENDITURES				
Current				
General government	78,110	-	-	78,110
Physical environment	3,436	-	-	3,436
Capital outlay	-	-	634,969	634,969
Debt service				
Principal	-	325,000	-	325,000
Interest	-	815,319	-	815,319
Total Expenditures	<u>81,546</u>	<u>1,140,319</u>	<u>634,969</u>	<u>1,856,834</u>
Excess revenues over/(under) expenditures	<u>(176)</u>	<u>(7,854)</u>	<u>(634,051)</u>	<u>(642,081)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	855	855
Transfers out	-	(855)	-	(855)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(855)</u>	<u>855</u>	<u>-</u>
Net Change in Fund Balances	<u>(176)</u>	<u>(8,709)</u>	<u>(633,196)</u>	<u>(642,081)</u>
Fund Balances - October 1, 2021	<u>4,043</u>	<u>1,144,771</u>	<u>532,089</u>	<u>1,680,903</u>
Fund Balances - September 30, 2022	<u>\$ 3,867</u>	<u>\$ 1,136,062</u>	<u>\$ (101,107)</u>	<u>\$ 1,038,822</u>

See accompanying notes to financial statements.

Magic Place Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ (642,081)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlay is reported as expenditures at the fund level. At the government-wide level, it is reported as additions to capital assets. This is the amount of capital outlay in the current year.	634,969
Repayments of principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	325,000
The conveyance of capital assets does not involve current resources, and therefore, is not recognized at the fund level, however, resources are used, therefore, the conveyance is recognized at the government-wide level.	(310,220)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and current year accruals.	<div style="border-top: 1px solid black;">4,909</div>
Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 12,577</div>

See accompanying notes to financial statements.

Magic Place Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	<u>\$ 194,882</u>	<u>\$ 194,882</u>	<u>\$ 81,370</u>	<u>\$ (113,512)</u>
Expenditures				
Current				
General government	96,434	96,434	78,110	18,324
Physical environment	<u>98,448</u>	<u>98,448</u>	<u>3,436</u>	<u>95,012</u>
Total Expenditures	<u>194,882</u>	<u>194,882</u>	<u>81,546</u>	<u>113,336</u>
Net Change in Fund Balances	-	-	(176)	(176)
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>4,043</u>	<u>4,043</u>
Fund Balances - September 30, 2022	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,867</u></u>	<u><u>\$ 3,867</u></u>

See accompanying notes to financial statements.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Magic Place Community Development District (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on February 15, 2016 by Osceola County, Florida, Ordinance 2016-22 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Magic Place Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements for the annual payment of principal and interest on long-term debt

Capital Projects Fund – The Capital Projects Fund accounts for construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,038,822, differs from “net position” of governmental activities, \$(2,107,135), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated on the next page.

Capital related items

When capital assets (that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the statement of net position included those capital assets among the assets of the District as a whole.

Construction in progress	<u>\$ 15,663,850</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Balances at September 30, 2022 were:

Bonds payable	<u>\$ (18,475,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest	<u>\$ (334,807)</u>
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Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(642,081), differs from the “change in net position” for governmental activities, \$12,577, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, the cost of those assets are capitalized at the government wide level and allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas, net position changes by the amount of capital additions net of any depreciation charged for the year.

Capital outlay	\$ 634,969
Conveyance of assets	<u>(310,220)</u>
Total	<u>\$ 324,749</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 325,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 4,909</u>
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Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$5,301 and the carrying value was \$3,989. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
U S Bank Money Market	N/A	<u>\$ 1,576,110</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in U S Bank Money Market are Level 1 assets.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the U S Bank Money Market Mutual was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the U S Bank Money Market were 100% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended.

The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

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

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets:				
Construction in progress	\$ 15,339,101	\$ 634,969	\$ (310,220)	\$ 15,663,850

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 18,800,000
Principal payments	<u>(325,000)</u>
Long-term Debt at September 30, 2022	<u>\$ 18,475,000</u>

\$18,800,000 Series 2019 Special Assessment Revenue Bonds due in annual principal installments beginning May 2022 and maturing through May 2051 at various interest rates between 3.625% and 4.5% payable May 1 and November 1 beginning November 2019. Current portion is \$335,000.

\$ 18,475,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 335,000	\$ 803,538	\$ 1,138,538
2024	345,000	791,394	1,136,394
2025	360,000	778,888	1,138,888
2026	375,000	764,938	1,139,938
2027	390,000	750,406	1,140,406
2028-2032	2,190,000	3,511,251	5,701,251
2033-2037	2,715,000	3,001,625	5,716,625
2038-2042	3,385,000	2,351,056	5,736,056
2043-2047	4,240,000	1,520,775	5,760,775
2048-2051	4,140,000	476,325	4,616,325
Totals	<u>\$ 18,475,000</u>	<u>\$ 14,750,196</u>	<u>\$ 33,225,196</u>

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to certify for collection of special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2019 Bonds are subject to redemption at the option of the District and are also subject to extraordinary mandatory redemption prior to maturity in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the Indenture.

The Bond Indenture established a debt service reserve requirement. The Indenture requires that the District maintain adequate funds in the reserve account to meet the debt service requirements as defined in the Trust Indenture.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of the reserve requirement and balance in the reserve account at September 30, 2022.

	Reserve Balance	Reserve Requirement
Series 2019, Special Assessment Revenue Bonds	\$ 1,134,663	\$ 1,134,663

NOTE G – ECONOMIC DEPENDENCY

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

NOTE H – RELATED PARTY TRANSACTIONS

As of September 30, 2022, all members of the Board of Supervisors are affiliated with the Developer. The District received \$1,211,589 in contributions and assessments from the Developer for the year ended September 30, 2022. Additionally, the District has \$4,931 due from the developer.

Magic Place Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE I – 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 for which the government carries commercial insurance. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage in the last three fiscal years.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' 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, as listed in the table of contents, of Magic Place Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 21, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Magic Place Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Magic Place Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Magic Place Community Development 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 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 or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Magic Place Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Magic Place Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Magic Place Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated June 21, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 21, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Magic Place Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Magic Place Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
Magic Place Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Magic Place Community Development District. It is management's responsibility to monitor the Magic Place Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Magic Place Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$49,133
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: No projects were started by the District during the current fiscal year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Magic Place Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. N/A, Developer funded.
- 2) The amount of special assessments collected by or on behalf of the District: N/A, Developer funded
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Series 2019 Bonds, \$18,465,000 maturing in May 2051.



To the Board of Supervisors
Magic Place Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Magic Place Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Magic Place Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Magic Place Community Development 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 and, accordingly, included examining, on a test basis, evidence about Magic Place Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Magic Place Community Development District's compliance with the specified requirements.

In our opinion, Magic Place Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 21, 2023

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Contribution Agreement
(provided under separate cover)

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Maintenance Agreement
(provided under separate cover)

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Land Lease Agreement
(provided under separate cover)

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Requests Nos. 169 – 175

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 169

5/25/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Cobb Cole District Counsel Through 04/30/23	35766	\$ 2,146.50
2	PFM Group Consulting LLC District Management Fee: May 2023	DM-05-2023-28	\$ 2,625.00
Total			\$ 4,771.50

Secretary



Chairperson

Please make check payable to:
Magic Place CDD
% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 170
6/6/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Boyd Civil Engineering Engineering Services Through 05/31/2023	3703	\$ 430.00
2	Osceola News-Gazette (paid online) Legal Advertising on 04/20/23	7BA85DEF-0020	\$ 61.05
SubTotal			\$ 491.05
Total			\$ 491.05

Secretary



Chairperson

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% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 171

6/8/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	PFM Group Consulting LLC Postage: Apr 2023	OE-EXP-05-2023-29	\$ 0.60
2	VGlobalTech Monthly Website Fee: Feb 2023 Monthly Website Fee: Mar 2023 Monthly Website Fee: Apr 2023 Monthly Website Fee: May 2023 Quarter 3 ADA Audit Quarter 4 ADA Audit Quarter 1 ADA Audit	4725 4836 4950 5036 4324 4535 4864	\$ 110.00 \$ 110.00 \$ 110.00 \$ 110.00 \$ 300.00 \$ 300.00 \$ 300.00
SubTotal			\$ 1,340.60
Total			\$ 1,340.60

Secretary



Chairperson

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3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 172
6/15/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Duke Energy 0000 W Irlo Bronson Memorial Lite; Conveni	Acct: 9100 8601 2164	\$ 351.39
2	PFM Group Consulting LLC District Management Fee: June 2023 Postage: May 2023	DM-06-2023-29 OE-EXP-06-2023-24	\$ 2,625.00 \$ 0.60
SubTotal			\$ 2,976.99
Total			\$ 2,976.99

Secretary



Chairperson

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3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 173
6/23/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Duke Energy 0000 W Irlo Bronson Memorial Lite; Conveni	Acct: 9100 8601 2164	\$ 831.05
SubTotal			\$ 831.05
Total			\$ 831.05

_____ Secretary	_____  Chairperson
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3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900


**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 174

6/30/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Berger, Toombs, Elam, Gains & Frank Audit FY 2022	363295	\$ 3,405.00
2	Cobb Cole District Counsel Through 05/31/23	37141	\$ 2,484.50
3	Osceola News-Gazette (paid online) Legal Advertising on 06/29/23	7BA85DEF-0023	\$ 61.05
SubTotal			\$ 5,950.55
Total			\$ 5,950.55

Secretary



Chairperson

Please make check payable to:
Magic Place CDD
% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 175
7/13/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	Boyd Civil Engineering Engineering Services Through 07/02/2023	3746	\$ 645.00
2	PFM Group Consulting LLC Disclosure Fee S2019A: 04/01/23-06/30/23	125979	\$ 1,250.00

SubTotal \$ 1,895.00

Total	\$ 1,895.00
--------------	--------------------

Secretary



Chairperson

Please make check payable to:
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% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Magic Place CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$9,342.44				\$9,342.44
Accounts Receivable - Due from Developer	10,130.54				10,130.54
Debt Service Reserve Series 2019		\$1,144,428.91			1,144,428.91
Revenue Series 2019		1,573.57			1,573.57
Acquisition/Construction Series 2019			\$267,785.38		267,785.38
Total Current Assets	<u>\$19,472.98</u>	<u>\$1,146,002.48</u>	<u>\$267,785.38</u>	<u>\$0.00</u>	<u>\$1,433,260.84</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,146,002.48	\$1,146,002.48
Amount To Be Provided				16,993,997.52	16,993,997.52
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,140,000.00</u>	<u>\$18,140,000.00</u>
Total Assets	<u><u>\$19,472.98</u></u>	<u><u>\$1,146,002.48</u></u>	<u><u>\$267,785.38</u></u>	<u><u>\$18,140,000.00</u></u>	<u><u>\$19,573,260.84</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$17,974.70				\$17,974.70
Deferred Revenue	10,130.54				10,130.54
Retainage Payable			\$356,191.92		356,191.92
Total Current Liabilities	<u>\$28,105.24</u>	<u>\$0.00</u>	<u>\$356,191.92</u>	<u>\$0.00</u>	<u>\$384,297.16</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$18,140,000.00	\$18,140,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,140,000.00</u>	<u>\$18,140,000.00</u>
Total Liabilities	<u><u>\$28,105.24</u></u>	<u><u>\$0.00</u></u>	<u><u>\$356,191.92</u></u>	<u><u>\$18,140,000.00</u></u>	<u><u>\$18,524,297.16</u></u>

Magic Place CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$3,742.50)				(\$3,742.50)
Net Assets - General Government	7,609.53				7,609.53
Current Year Net Assets - General Government	(12,499.29)				(12,499.29)
Net Assets, Unrestricted		\$1,136,062.64			1,136,062.64
Current Year Net Assets, Unrestricted		9,939.84			9,939.84
Net Assets, Unrestricted			\$355,643.00		355,643.00
Current Year Net Assets, Unrestricted			12,700.46		12,700.46
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u>(\$8,632.26)</u>	<u>\$1,146,002.48</u>	<u>(\$88,406.54)</u>	<u>\$0.00</u>	<u>\$1,048,963.68</u>
Total Liabilities and Net Assets	<u>\$19,472.98</u>	<u>\$1,146,002.48</u>	<u>\$267,785.38</u>	<u>\$18,140,000.00</u>	<u>\$19,573,260.84</u>

Magic Place CDD
Statement of Activities
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Revenues</u>					
Developer Contributions	\$57,347.23				\$57,347.23
Other Income & Other Financing Sources	0.44				0.44
Other Assessments		\$736,648.59			736,648.59
Developer Contributions		401,768.38			401,768.38
Inter-Fund Group Transfers In		(11,377.62)			(11,377.62)
Inter-Fund Transfers In			\$11,377.62		11,377.62
Total Revenues	<u>\$57,347.67</u>	<u>\$1,127,039.35</u>	<u>\$11,377.62</u>	<u>\$0.00</u>	<u>\$1,195,764.64</u>
<u>Expenses</u>					
Public Officials' Liability Insurance	\$3,023.00				\$3,023.00
Trustee Services	5,930.02				5,930.02
Management	23,625.00				23,625.00
Engineering	2,472.50				2,472.50
Disclosure Agent	2,500.00				2,500.00
District Counsel	8,393.50				8,393.50
Audit	3,405.00				3,405.00
Legal Advertising	620.62				620.62
Contingency	23.11				23.11
Web Site Maintenance	1,780.00				1,780.00
Dues, Licenses, and Fees	175.00				175.00
Electric	13,960.21				13,960.21
General Insurance	3,694.00				3,694.00
Contingency	245.00				245.00
Principal Payment		\$335,000.00			335,000.00
Interest Payments		803,537.52			803,537.52
Capital Expenditures			\$3,640.00		3,640.00
Total Expenses	<u>\$69,846.96</u>	<u>\$1,138,537.52</u>	<u>\$3,640.00</u>	<u>\$0.00</u>	<u>\$1,212,024.48</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income		\$21,438.01			\$21,438.01
Interest Income			\$4,962.84		4,962.84
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$21,438.01</u>	<u>\$4,962.84</u>	<u>\$0.00</u>	<u>\$26,400.85</u>
Change In Net Assets	(\$12,499.29)	\$9,939.84	\$12,700.46	\$0.00	\$10,141.01
Net Assets At Beginning Of Year	<u>\$3,867.03</u>	<u>\$1,136,062.64</u>	<u>(\$101,107.00)</u>	<u>\$0.00</u>	<u>\$1,038,822.67</u>
Net Assets At End Of Year	<u><u>(\$8,632.26)</u></u>	<u><u>\$1,146,002.48</u></u>	<u><u>(\$88,406.54)</u></u>	<u><u>\$0.00</u></u>	<u><u>\$1,048,963.68</u></u>

Magic Place CDD
 Budget to Actual
 For the month ending 6/30/2023

	YTD Actual	YTD Budget	YTD Variance	FY 2023 Adopted Budget
<u>Revenues</u>				
Developer Contributions	\$57,347.23	\$146,536.13	\$(89,188.90)	\$195,381.50
Other Income & Other Financing Sources	0.44	0.00	0.44	0.00
Net Revenues	\$57,347.67	\$146,536.13	\$(89,188.46)	\$195,381.50
<u>General & Administrative Expenses</u>				
Trustee Services	\$5,930.02	\$4,500.00	\$1,430.02	\$6,000.00
Management	23,625.00	23,625.00	0.00	31,500.00
Engineering	2,472.50	7,500.00	(5,027.50)	10,000.00
Disclosure Agent	2,500.00	3,750.00	(1,250.00)	5,000.00
District Counsel	8,393.50	15,000.00	(6,606.50)	20,000.00
Assessment Administration	0.00	5,625.00	(5,625.00)	7,500.00
Re-Amortization Schedule	0.00	187.50	(187.50)	250.00
Audit	3,405.00	2,625.00	780.00	3,500.00
Legal Advertising	620.62	1,259.25	(638.63)	1,679.00
Contingency	23.11	187.50	(164.39)	250.00
Arbitrage	0.00	375.00	(375.00)	500.00
Web Site Maintenance	1,780.00	1,935.00	(155.00)	2,580.00
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00
Public Officials' Liability Insurance	3,023.00	2,437.50	585.50	3,250.00
General Liability Insurance	3,694.00	3,000.00	694.00	4,000.00
Irrigation	0.00	12,750.00	(12,750.00)	17,000.00
Lake Maintenance	0.00	8,701.88	(8,701.88)	11,602.50
Landscaping Maintenance and Material	0.00	36,877.50	(36,877.50)	49,170.00
Streetlights	13,960.21	12,750.00	1,210.21	17,000.00
Contingency	245.00	3,318.75	(3,073.75)	4,425.00
Total General & Administrative Expenses	\$69,846.96	\$146,536.13	\$(76,689.17)	\$195,381.50
Total Expenses	\$69,846.96	\$146,536.13	\$(76,689.17)	\$195,381.50
Net Income (Loss)	\$(12,499.29)	\$0.00	\$(12,499.29)	\$0.00