

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 May 6, 2024, 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: 2539 895 0958 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period
- 1. **Consideration of the Minutes of the November 6, 2023, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2024-02, Election of Officers**
- 3. **Consideration of Resolution 2024-03, Designating Authorized Signatories for the District's Bank Account(s)**
- 4. **Consideration of Resolution 2024-04, Designating a Date, Time, and Location for the Landowner Meeting** *[suggested date: November 4, 2024]*
- 5. **Letter from the Supervisor of Elections – Osceola County**

General Business Matters

- 6. **Consideration of Resolution 2024-05, Approving a Preliminary Budget for FY 2025 and Setting a Public Hearing Date Thereon** *[suggested date: August 5, 2024]*
- 7. **Consideration of Phase 1 Conveyance Documents** *(provided under separate cover)*
- 8. **Consideration of District Engineer Rate Increase**
- 9. **Ratification of Data Sharing and Usage Agreement with OCPA**
- 10. **Ratification of Maintenance Agreement for Infrastructure Management and Maintenance Services** *(provided under separate cover)*
- 11. **Ratification of Funding Request Nos. 179, 186 – 200**
- 12. **Review of District Financial Statements**

Other Business

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

Adjournment



**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes

**MINUTES OF MEETING
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, November 6, 2023, at 10:00 AM
1170 Celebration Blvd., Suite 106,
Celebration, FL 34747**

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Stacey Stuck	Assistant Secretary
Karen Tookuni	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Jorge Jimenez	PFM	(via phone)
Amy Champagne	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Nika Hosseini	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 10:03 a.m.

Public Comment Period

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

**Administration of Oath of Office to
new Board Member**

Ms. Gaarlandt noted the oath of office was administered to Ms. Stuck prior to the start of the meeting.

**Consideration of the Minutes of the
August 7, 2023, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the August 7, 2023, Board of Supervisors' Meeting.

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 the minutes of the August 7, 2023, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of FY 2023 Audit Engagement Letter

Ms. Gaarlandt stated the engagement letter has been reviewed and is consistent to what the District has seen in previous years.

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 the Fiscal Year 2023 Audit engagement letter.

Consideration of Resolution 2024-01, Adopting an Amended Budget for FY 2023

Ms. Gaarlandt stated the District exceeded expenses on some line items, but the overall budget didn't change.

The Board reviewed the budget.

On MOTION by Ms. Longaray, seconded by Ms. Tookuni, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2024-01, Adopting an Amended Budget for FY 2023.

Consideration of Land Lease Agreement

Ms. Hosseini noted that this allows the Developer to use the building and lease it from the District.

Discussion ensued regarding the credit for the Developer due to them contributing to the development of the infrastructure.

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 the Land Lease agreement.

Consideration of Contribution Agreement

Ms. Hosseini stated there is a new builder coming in and the builder is going to develop a portion of one of the primary roadways, and the agreement states, as a result of this entity's contribution to developing this roadway, we are going to release that parcel from additional assessments, the current assessments that the District has. She noted various counsels have reviewed this and have worked together so it makes sense for all parties and is the final copy.

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 the Contribution Agreement.

Ratification of Maintenance Agreement for Infrastructure Management and Maintenance Services

This item was tabled.

Ratification of Funding Request Numbers 176 – 178 & 180 – 185

The Board reviewed Funding Request 176 – 178 & 180 – 185. 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 Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Funding Request numbers 176 – 178 & 180 – 185.

Review of District's Financial Statements

The Board reviewed the District's Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –

No report.

District Engineer –

Mr. Boyd stated that the South Florida Water Management District permit that was issued for construction of the development is going to expire on December 12, 2023. District staff is currently working on a minor amendment to that permit application that will extend it for another five years. He noted he will need the District to sign off on that application once its ready.

District Manager –

Ms. Gaarlandt stated the next meeting is December 4, 2023.

Audience Comments

There were no audience comments.

Supervisor Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Longaray, seconded by Ms. Tookuni, with all in favor, the November 6, 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 2024-02,
Election of Officers

RESOLUTION 2024-02

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice Chairperson.

Section 3. _____ is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY of _____, 2024.

ATTEST: **MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-03,
Designating Authorized Signatories
for the District's Bank Account(s)

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Magic Place Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") has previously established a checking account on behalf of the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has, pursuant to Resolution 2024-02, elected a Chair, Secretary, Treasurer and Assistant Treasurer(s) for the District; and

WHEREAS, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The Chair, Secretary, Treasurer and Assistant Treasurer(s) are hereby designated as authorized signatories for the operating bank account(s) of the District.
2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May 2024.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-04,
Designating a Date, Time, and Location
for the Landowner Meeting
[suggested date: November 4, 2024]

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Magic Place Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), Florida Statutes, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, Florida Statutes," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), Florida Statutes.

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

SECTION 1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Vacant	November 2026
2	Hector Lizasuain	November 2024
3	Nayara Longaray	November 2026
4	Sue Legentil	November 2024
5	Karen Tookuni	November 2024

This year, Seat 2, currently held by Hector Lizasuain, Seat 4, currently held by Sue Legentil, and Seat 5, currently held by Karen Tookuni are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

SECTION 2. LANDOWNER'S ELECTION. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 4th day of November, 2024, at _____, at _____.

SECTION 3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), Florida Statutes.

SECTION 4. FORMS. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election have been announced by the Board at its May 6, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as Exhibit A. Such documents are available

for review and copying during normal business hours at the office of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900

SECTION 5. 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 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of May 2024.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

Composite Exhibit A: Sample Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

Composite Exhibit A

Sample Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

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

Notice is hereby given to the public and all landowners within Magic Place Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 87.08 acres located within the boundaries described as a portion of Sections 9 and 10, Township 25 South, Range 28 East, Osceola County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____ .m.
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 Ph: (407) 723-5900 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jane Gaarlandt
District Manager
Run Date(s): _____ & _____

[PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT]

**LANDOWNER PROXY
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – _____, _____**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Magic Place Community Development District to be held at _____, on _____, _____, at _____ .m. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to section 190.006(2)(b), *Florida Statutes* (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – _____, _____

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Finley Woods Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
2. _____	_____
4. _____	_____
5. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Letter from Supervisor of Elections - Osceola County



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Jane Gaarlandt
Senior District Manager
PFM Group Consulting, LLC.
3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817

RE: Magic Place Community Development District – Registered Voters

Dear Ms. Gaarlandt:

Thank you for your letter requesting confirmation of the number of registered voters within the Magic Place Community Development District as of April 15, 2024.

The number of registered voters within the Magic Place CDD is zero as of April 15, 2024.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2024-05,
Approving a Preliminary Budget for FY 2025
and Setting a Public Hearing Date Thereon
[suggested date: August 5, 2024]

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Magic Place Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2024, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 5, 2024
HOUR: 10:00 1.m.
LOCATION: 1170 Celebration Boulevard, Ste 106,
Celebration, FL 34747

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Osceola County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF May, 2024.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair

Exhibit A
Magic Place Community Development District
Proposed FY2025 Operations & Maintenance Budget

	Actual Through 03/31/24	Anticipated April - Sept.	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<u>Revenues</u>					
On- Roll Assessment	\$ 186,097.44	\$ 9,284.06	\$ 195,381.50	\$ 195,381.50	\$ 220,455.00
Developer Contributions	46,480.76	-	-	-	-
Interest Income	2,419.16	-	2,419.16	-	-
Net Revenues	\$ 234,997.36	\$ 9,284.06	\$ 197,800.66	\$ 195,381.50	\$ 220,455.00
<u>CDD General & Administrative Expenses</u>					
Trustee Services	\$ 5,863.76	\$ -	\$ 5,863.76	\$ 6,000.00	\$ 6,000.00
Management	15,750.00	15,750.00	31,500.00	31,500.00	33,000.00
Engineering	107.50	5,000.00	5,107.50	10,000.00	10,000.00
Disclosure Agent	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
District Counsel	6,551.45	10,000.00	16,551.45	20,000.00	20,000.00
Assessment Administration	7,500.00	-	-	7,500.00	7,500.00
Re-Amortization Schedule	-	-	-	250.00	250.00
Arbitrage	-	500.00	500.00	500.00	500.00
Audit	-	3,500.00	3,500.00	3,500.00	3,500.00
Legal Advertising	305.37	839.50	1,144.87	1,679.00	2,000.00
Miscellaneous	-	125.00	125.00	250.00	250.00
Web Site Maintenance	960.00	1,560.00	2,520.00	2,580.00	2,580.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Public Officials' Liability Insurance	3,144.00	-	3,144.00	3,250.00	3,475.00
General Liability Insurance	3,842.00	-	3,842.00	4,000.00	4,225.00
Irrigation	-	8,500.00	8,500.00	17,000.00	25,000.00
Lake Maintenance	-	5,801.25	5,801.25	11,602.50	11,500.00
Landscaping Maintenance and Material	-	24,585.00	24,585.00	49,170.00	49,000.00
Streetlights	9,822.53	17,784.23	27,606.76	17,000.00	30,000.00
Contingency	-	2,212.50	2,212.50	4,425.00	6,500.00
Total Expenses	\$55,271.61	\$99,907.48	\$147,679.09	\$195,381.50	\$220,455.00
Townhomes	459			Net	\$0.00
				Gross	\$0.00

**Magic Place Community Development District
FY 2025 Proposed Debt Service Budget**

**FY2025 Proposed
Series 2019 Budget**

REVENUES:

Special Assessments \$ 1,518,009.39

TOTAL REVENUES \$ 1,518,009.39

EXPENDITURES:

Interest 11/01/2024 \$ 388,328.13

Interest 5/1/2025 \$ 388,328.13

Principal 5/1/2025 \$ 360,000.00

TOTAL EXPENDITURES \$ 1,136,656.26

EXCESS REVENUES \$ 381,353.13

Interest 11/01/2025 \$ 381,353.13

Magic Place Community Development District

Fiscal Year 2025

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Administrative Expenditures:

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District’s trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

District Counsel

The District’s legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Magic Place Community Development District

Fiscal Year 2025

Arbitrage

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

Other expenses incurred throughout the year.

Website Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

General Liability Insurance

General liability insurance.

Irrigation

Inspection and repair of irrigation system.

Lake Maintenance

Maintenance of lake owned by District.

Landscape Maintenance & Material

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Streetlights

Streetlighting expenses within the District.

Magic Place Community Development District

Fiscal Year 2025

Contingency

Other expenses incurred throughout the year.

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Phase 1 Conveyance Documents
(provided under separate cover)

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

District Engineer Rate Increase

March 28, 2024

Ms. Amy Champagne
Magic Place CDD
12051 Corporate Blvd.
Orlando, FL 32817

Re: Proposal for Professional Service Rate Increase as District Engineer for Magic Place CDD

Dear Amy:

The purpose of this letter is to request a rate increase for our services as District Engineer for Magic Place CDD.

We are requesting that the Board of Supervisors consider approving an updated rate schedule that is based on our current 2024 rate schedule, which reflects increased costs and is competitive with current rates for professional engineering services.

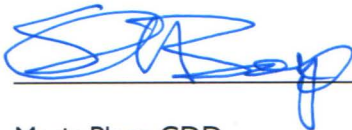
Our proposed rates for 2024 are attached.

We appreciate the opportunity to continue serving the Board of Supervisors and the Board's consideration of this request.

Sincerely,

Steven N. Boyd, P.E.

Hourly Rate Authorization Approved by:



Date 3/28/2024

Magic Place CDD



ATTACHMENT A

Hourly Rate Schedule for the Magic Place CDD

Principal	\$260.00
Director of Engineering	\$250.00
Project Manager / Senior Civil Engineer	\$190.00
Project Engineer	\$160.00
Senior Civil 3D Designer	\$145.00
CAD Technician	\$120.00
Project Coordination	\$105.00
Administrative / Permit Technician	\$90.00

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Data Sharing and Usage Agreement



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Magic Place CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Magic Place CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Magic Place CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please returned signed **original copy**, no later than January 31, 2024

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Maintenance Agreement for Infrastructure
Management and Maintenance Services
(provided under separate cover)

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**


Funding Requests Nos. 179, 186 – 200

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 179
8/10/2023

Item No.	Payee	Invoice / Billing #	FY 2023
1	PFM Group Consulting LLC District Management Fee: July 2023	DM-07-2023-29	\$ 2,625.00
Total			\$ 2,625.00

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. 186
10/13/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	Department of Economic Opportunity FY 2024 Special District Fee	89197		\$ 175.00
2	Egis Insurance Advisors FY 2024 Insurance	19626		\$ 6,986.00
SubTotal			\$ -	\$ 7,161.00
Total				\$7,161.00

Hector Rojas

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. 187
10/19/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	Cobb Cole			
	Sandstone Site Services Through 09/30/23	41960	\$ 1,326.00	
	District Counsel Through 09/30/23	41961	\$ 1,315.50	
SubTotal			\$ 2,641.50	\$ -
Total			\$2,641.50	

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. 188
10/27/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	Duke Energy (paid online) 0000 W Irlo Bronson Memorial Lite; 09/21/; Acct: 9101 5149 2634			\$ 630.97
2	Osceola News-Gazette (paid online) Legal Advertising on 10/26/23	7BA85DEF-0032		\$ 61.05
3	PFM Group Consulting LLC Tax Roll FY 2024	127522	\$ 7,500.00	
	District Management Fee: October 2023	DM-10-2023-29	\$ 2,625.00	
4	US Bank Trustee Fees S2019 10/01/22-09/30/23	7105302		\$ 5,863.76
5	VGlobalTech Monthly Website Fee: July 2023	5208	\$ 110.00	
	Monthly Website Fee: Aug 2023	5285	\$ 110.00	
	Monthly Website Fee: Sep 2023	5375	\$ 110.00	
	Quarter 3 ADA Audit	5172	\$ 300.00	
	Quarter 4 ADA Audit	5449	\$ 300.00	
SubTotal			\$ 930.00	\$ 16,680.78
Total			\$17,610.78	

Jane Gaarlandt
Secretary

[Handwritten Signature]
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

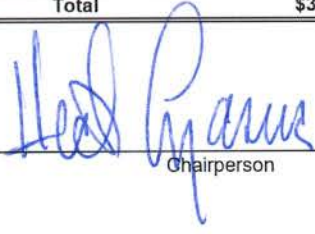
COMPANY: 4P
ACCOUNT: Magic Place CDD
CLASS: _____
APPROVED BY: ACH

ENTERED
11/3/23
GB:..

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 189
11/2/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	PFM Group Consulting LLC Billable Expenses: September 2023	127289	\$ 249.43	
2	VGlobalTech Monthly Website Fee: October 2023	5491		\$ 110.00
SubTotal			\$ 249.43	\$ 110.00
Total			\$359.43	


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. 190
11/9/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	Cobb Cole			
	Sandstone Site Services Through 10/31/23	42888		\$ 3,042.00
	District Counsel Through 10/31/23	42889		\$ 1,436.00
2	VGlobalTech			
	Monthly Website Fee: November 2023	5602		\$ 110.00
SubTotal			\$ -	\$ 4,588.00
Total				\$4,588.00

Jane Gaarlandt
Secretary

[Signature]
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. 191
11/16/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	PFM Group Consulting LLC District Management Fee: November 2023	DM-11-2023-29		\$ 2,625.00
SubTotal			\$ -	\$ 2,625.00
Total				\$2,625.00

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. 192
11/30/2023

Item No.	Payee	Invoice / Billing #	FY 2023	FY 2024
1	Duke Energy (paid online) 0000 W Irlo Bronson Memorial Lite; 10/21/23-11/20/23	Acct: 9101 5149 2634		\$ 630.97
2	Osceola News-Gazette (paid online) Legal Advertising on 11/23/23	7BA85DEF-0034		\$ 61.05
SubTotal			\$ -	\$ 692.02
Total				\$692.02

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. 193
12/8/2023

Item No.	Payee	Invoice / Billing #	FY 2024
1	Boyd Civil Engineering Engineering Services Through 12/03/2023	3851	\$ 107.50
2	Cobb Cole Sandstone Site Services Through 11/30/23 District Counsel Through 11/30/23 TOHO Tract Services Through 11/30/23	43709 43710 43711	\$ 491.45 \$ 153.00 \$ 195.00
3	PFM Group Consulting LLC Disclosure Fee S2019A: 10/01/23-12/31/23 District Management Fee: December 2023	128230 DM-12-2023-30	\$ 1,250.00 \$ 2,625.00
Total			\$ 4,821.95

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. 194
12/21/2023

Item No.	Payee	Invoice / Billing #	FY 2024
1	Osceola News-Gazette (Column) (paid online) Legal Advertising on 12/28/23	7BA85DEF-0038	\$ 61.05
Total			\$ 61.05

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. 195
1/12/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	Cobb Cole Sandstone Site Services Through 12/31/23	45630	\$ 312.00
2	Duke Energy (paid online) 0000 W Irlo Bronson Memorial Lite; 11/21/23-12/19/23	Acct: 9101 5149 2634	\$ 630.97
3	PFM Group Consulting LLC District Management Fee: January 2024	DM-01-2024-30	\$ 2,625.00
Total			\$ 3,567.97



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. 196
1/19/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	VGlobalTech		
	Quarter 4 ADA Audit	5685	\$ 300.00
	Monthly Website Fee: December 2023	5733	\$ 110.00
	Monthly Website Fee: January 2024	5815	\$ 110.00
Total			\$ 520.00

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. 197
1/26/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	Osceola News-Gazette (Column) (paid online) Legal Advertising on 01/25/24	7BA85DEF-0044	\$ 61.11
Total			\$ 61.11

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. 198
2/16/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	Duke Energy (paid online) 0000 W Irlo Bronson Memorial Lite; 12/20/23-01/22/24	Acct: 9101 5149 2634	\$ 623.76
2	PFM Group Consulting LLC District Management Fee: February 2024	DM-02-2024-30	\$ 2,625.00
Total			\$ 3,248.76


Chairperson

Secretary

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. 199
2/23/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	Cobb Cole		
	Sandstone Site Services Through 01/31/24	46823	\$ 170.00
	District Counsel Through 01/31/24	46824	\$ 503.00
2	Duke Energy (paid online)		
	5500 W Irlo Bronson Memorial Hwy; 12/30/23-01/30/24	Acct: 9100 9395 0227	\$ 1,670.12
Total			\$ 2,343.12

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. 200
3/1/2024

Item No.	Payee	Invoice / Billing #	FY 2024
1	Magic Village 3, LLC		
	Reimbursement - Duke Energy Service 11/04/23-11/30/23	Acct. 9100 9395 0227	\$ 1,670.93
	Reimbursement - Duke Energy Service 12/01/23-12/29/23	Acct. 9100 9395 0227	\$ 1,670.93
2	PFM Group Consulting LLC		
	District Management Fee: March 2024	DM-03-2024-30	\$ 2,625.00
3	VGlobalTech		
	Monthly Website Fee: February 2024	5876	\$ 110.00
Total			\$ 6,076.86

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**

District Financial Statements

Magic Place CDD
Statement of Financial Position
As of 3/31/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 190,222.78				\$ 190,222.78
Accounts Receivable - Due from Developer	6,076.86				6,076.86
Assessments Receivable	9,285.13				9,285.13
Assessments Receivable		\$ 53,922.31			53,922.31
Debt Service Reserve Series 2019		1,144,473.99			1,144,473.99
Revenue Series 2019		1,080,428.57			1,080,428.57
Prepayment Series 2019		3,464.17			3,464.17
Acquisition/Construction Series 2019			\$ 233,375.04		233,375.04
Total Current Assets	<u>\$ 205,584.77</u>	<u>\$ 2,282,289.04</u>	<u>\$ 233,375.04</u>	<u>\$ -</u>	<u>\$ 2,721,248.85</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,228,366.73	\$ 2,228,366.73
Amount To Be Provided				15,871,633.27	15,871,633.27
Total Investments		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,100,000.00</u>	<u>\$ 18,100,000.00</u>
Total Assets	<u><u>\$ 205,584.77</u></u>	<u><u>\$ 2,282,289.04</u></u>	<u><u>\$ 233,375.04</u></u>	<u><u>\$ 18,100,000.00</u></u>	<u><u>\$ 20,821,248.85</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 6,435.86				\$ 6,435.86
Deferred Revenue	15,361.99				15,361.99
Deferred Revenue		\$ 53,922.31			53,922.31
Retainage Payable			\$ 356,191.92		356,191.92
Total Current Liabilities	<u>\$ 21,797.85</u>	<u>\$ 53,922.31</u>	<u>\$ 356,191.92</u>	<u>\$ -</u>	<u>\$ 431,912.08</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 18,100,000.00	\$ 18,100,000.00
Total Long Term Liabilities		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,100,000.00</u>	<u>\$ 18,100,000.00</u>
Total Liabilities	<u><u>\$ 21,797.85</u></u>	<u><u>\$ 53,922.31</u></u>	<u><u>\$ 356,191.92</u></u>	<u><u>\$ 18,100,000.00</u></u>	<u><u>\$ 18,531,912.08</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ (3,742.50)				\$ (3,742.50)
Net Assets - General Government	7,803.67				7,803.67
Current Year Net Assets - General Government	179,725.75				179,725.75
Net Assets, Unrestricted		\$ 1,158,877.86			1,158,877.86
Current Year Net Assets, Unrestricted		1,069,488.87			1,069,488.87
Net Assets, Unrestricted			\$ 327,632.00		327,632.00
Current Year Net Assets, Unrestricted			6,301.12		6,301.12
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u><u>\$ 183,786.92</u></u>	<u><u>\$ 2,228,366.73</u></u>	<u><u>\$ (122,816.88)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,289,336.77</u></u>
Total Liabilities and Net Assets	<u><u>\$ 205,584.77</u></u>	<u><u>\$ 2,282,289.04</u></u>	<u><u>\$ 233,375.04</u></u>	<u><u>\$ 18,100,000.00</u></u>	<u><u>\$ 20,821,248.85</u></u>

Magic Place CDD
Statement of Activities
As of 3/31/2024

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 186,097.44				\$ 186,097.44
Developer Contributions	46,480.76				46,480.76
On-Roll Assessments		\$ 1,080,739.64			1,080,739.64
Developer Contributions		394,065.48			394,065.48
Total Revenues	\$ 232,578.20	\$ 1,474,805.12	\$ -	\$ -	\$ 1,707,383.32
Expenses					
Public Officials' Liability Insurance	\$ 3,144.00				\$ 3,144.00
Trustee Services	5,863.76				5,863.76
Management	15,750.00				15,750.00
Engineering	107.50				107.50
Disclosure Agent	1,250.00				1,250.00
District Counsel	6,551.45				6,551.45
Assessment Administration	7,500.00				7,500.00
Legal Advertising	305.37				305.37
Web Site Maintenance	960.00				960.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,822.53				9,822.53
General Insurance	3,842.00				3,842.00
Principal Payment		\$ 40,000.00			40,000.00
Interest Payments		396,143.77			396,143.77
Total Expenses	\$ 55,271.61	\$ 436,143.77	\$ -	\$ -	\$ 491,415.38
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 2,419.16				\$ 2,419.16
Interest Income		\$ 30,827.52			30,827.52
Interest Income			\$ 6,301.12		6,301.12
Total Other Revenues (Expenses) & Gains (Losses)	\$ 2,419.16	\$ 30,827.52	\$ 6,301.12	\$ -	\$ 39,547.80
Change In Net Assets	\$ 179,725.75	\$ 1,069,488.87	\$ 6,301.12	\$ -	\$ 1,255,515.74
Net Assets At Beginning Of Year	\$ 4,061.17	\$ 1,158,877.86	\$ (129,118.00)	\$ -	\$ 1,033,821.03
Net Assets At End Of Year	\$ 183,786.92	\$ 2,228,366.73	\$ (122,816.88)	\$ -	\$ 2,289,336.77

Magic Place CDD
 Budget to Actual
 For the month ending 03/31/2024

	YTD Actual	YTD Budget	YTD Variance	FY 2024 Adopted Budget
<u>Revenues</u>				
On-Roll Assessment	\$ 186,097.44	\$ 97,690.75	\$ 88,406.69	\$ 195,381.50
Developer Contributions	46,480.76	-	46,480.76	-
Net Revenues	<u>\$ 232,578.20</u>	<u>\$ 97,690.75</u>	<u>\$ 134,887.45</u>	<u>\$ 195,381.50</u>
<u>General & Administrative Expenses</u>				
Trustee Services	\$ 5,863.76	\$ 3,000.00	\$ 2,863.76	\$ 6,000.00
Management	15,750.00	15,750.00	-	31,500.00
Engineering	107.50	5,000.00	(4,892.50)	10,000.00
Disclosure Agent	1,250.00	2,500.00	(1,250.00)	5,000.00
District Counsel	6,551.45	10,000.00	(3,448.55)	20,000.00
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00
Re-Amortization Schedule	-	125.00	(125.00)	250.00
Audit	-	1,750.00	(1,750.00)	3,500.00
Legal Advertising	305.37	750.00	(444.63)	1,500.00
Contingency	-	125.00	(125.00)	250.00
Arbitrage	-	250.00	(250.00)	500.00
Web Site Maintenance	960.00	1,290.00	(330.00)	2,580.00
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00
Public Officials' Liability Insurance	3,144.00	1,737.50	1,406.50	3,475.00
General Liability Insurance	3,842.00	2,112.50	1,729.50	4,225.00
Irrigation	-	8,500.00	(8,500.00)	17,000.00
Lake Maintenance	-	5,801.25	(5,801.25)	11,602.50
Landscaping Maintenance and Material	-	24,585.00	(24,585.00)	49,170.00
Streetlights	9,822.53	8,500.00	1,322.53	17,000.00
Contingency	-	2,077.00	(2,077.00)	4,154.00
Total General & Administrative Expenses	<u>\$ 55,271.61</u>	<u>\$ 97,690.75</u>	<u>\$ (42,419.14)</u>	<u>\$ 195,381.50</u>
Total Expenses	<u>\$ 55,271.61</u>	<u>\$ 97,690.75</u>	<u>\$ (42,419.14)</u>	<u>\$ 195,381.50</u>
Net Income (Loss)	<u>\$ 177,306.59</u>	<u>\$ -</u>	<u>\$ 177,306.59</u>	<u>\$ -</u>
<u>Other Income (Expense)</u>				
Interest Income	\$ 2,419.16	\$ -	\$ 2,419.16	\$ -
Total Other Income (Expense)	<u>\$ 2,419.16</u>	<u>\$ -</u>	<u>\$ 2,419.16</u>	<u>\$ -</u>
Net Income (Loss)	<u>\$ 179,725.75</u>	<u>\$ -</u>	<u>\$ 179,725.75</u>	<u>\$ -</u>