

# Magic Place Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

[www.magicplacecdd.com](http://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 February 2, 2026, at 7430 Brooklyn Dr., Kissimmee, 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. **Nomination(s) for Vacant Seat 5 (term expires 11/2026)**
- 2. **Consideration of the Minutes of the January 12, 2026, Board of Supervisors' Meeting**

### **General Business Matters**

- 3. **Review and Consideration of Landscape Maintenance Proposal(s)**
- 4. **Ratification of Payment Authorization Nos. 63 – 72**
- 5. **Review of District Financial Statements**

### **Other Business**

- **Staff Reports**
  - District Counsel
  - District Engineer
  - District Manager
    - [next meeting – March 2, 2026]
- Audience Comments
- Supervisor Requests

### **Adjournment**



# **Magic Place Community Development District**

**Nomination(s) for Vacant Seat 5  
(Term Expires 11/2026)**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Magic Place Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

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

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

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_



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# **Magic Place Community Development District**

## **Consideration of the Minutes of the January 12, 2026, Board of Supervisors' Meeting**

## **MINUTES OF MEETING**

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

**Monday, January 12, 2026, at 10:00 a.m.**

**7430 Brooklyn Dr.**

**Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck  
Nayara Longaray  
Sue Legentil  
Frederico Gontijo

Chairperson  
Vice Chair  
Assistant Secretary  
Assistant Secretary

Also Present:

Jane Gaarlandt  
Gazmin Kerr  
Kevin Plenzler  
Audrey Ryan  
Mark Watts  
Steven Boyd

PFM	
PFM	(via phone)
PFM	(via phone)
PFM	(via phone)
Cobb Cole	(via phone)
Boyd Civil Engineering	(via phone)

### **FIRST ORDER OF BUSINESS**

### **Administrative Matters**

#### **Call to Order/Roll Call**

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:51 a.m. Roll call was taken.

#### **Nomination(s) for:**

- **Vacant Seat 1 (term expires 11/2026)**
- **Vacant Seat 2 (term expires 11/2028)**
- **Vacant Seat 5 (term expires 11/2026)**

Ms. Gaarlandt called for nominations to establish quorum and reviewed the term expirations.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District nominated Ms. Doris Houck to Seat 2, with a term expiration of November 28<sup>th</sup>, 2028.

### **Swearing In New Supervisors**

Ms. Gaarlandt administered the Oath of Office to Ms. Houck.

### **Public Comment Period**

There were no public comments.

### **Review and Acceptance of the Resignation Letter from Hector Lizasuain**

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Resignation Letter from Hector Lizasuain.

Ms. Gaarlandt stated the District still has two vacant seats, Seat 1, and Seat 5, both expiring in November 2026.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Place Community Development District nominated Mr. Frederico Gontijo to Seat 1, with a term expiration of November, 2026.

Ms. Gaarlandt administered the Oath of Office to Mr. Gontijo.

There were no nominations for Seat 5 at this time.

### **Consideration of the Minutes of the October 20, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the October 20, 2025, Board of Supervisor's Meeting.

**Consideration of Resolution 2026-01, Election of Officers**

Ms. Gaarlandt noted this resolution will add the new Officers and elect a Chairperson.

Ms. Gaarlandt reviewed the current slate of Officers.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District nominated Ms. Houck as Chairperson for the Board of Supervisors.

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 Resolution 2026-01, Election of Officers, with Doris Houck as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Sue Legentil, Frederico Gontijo, and Gazmin Kerr as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Review and Acceptance of the  
Fiscal Years 2019-2024 Arbitrage  
Rebate Report**

Ms. Gaarlandt noted the District has no arbitrage liability at this time.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Fiscal Years 2019-2024 Arbitrage Rebate Report.

**Review and Acceptance of the  
Fiscal Year 2025 Arbitrage Rebate  
Report**

Ms. Gaarlandt noted this report is now completed annually versus every 5 years. She also noted the District has no arbitrage liability at this time.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the Fiscal Year 2025 Arbitrage Rebate Report.

**Consideration of the Fiscal Year  
2026 Arbitrage Rebate  
Engagement Letter with LLS Tax  
Solutions, Inc**

Ms. Gaarlandt noted this is consistent with the previous engagement letter and cost.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Fiscal Year 2026 Arbitrage Rebate Engagement Letter with LLS Tax Solutions, Inc.

**Ratification of the Data Sharing  
and Usage Agreement with the  
Osceola County Property  
Appraiser**

Ms. Gaarlandt noted this is an annual agreement to receive information for the tax roll.

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 the Data Sharing and Usage Agreement with the Osceola County Property Appraiser.

**Ratification of Payment  
Authorizations Nos. 56 – 62**



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 Payment Authorizations Nos. 56 – 62.

Ms. Gaarlandt reviewed the process of payment authorizations for the new Board members.

### **Review of District Financial Statements**

The Board reviewed the monthly financials as of November 2025. Ms. Gaarlandt noted the financials are for information only and require no board action.

Ms. Gaarlandt reviewed the budget line item process for the new Board members.

There was brief discussion regarding additional landscaping maintenance requests and current maintenance agreements. It was noted certain line items may need to be adjusted.

Ms. Longaray stated she is waiting on Landscape maintenance proposals, once received District staff can review how they fit within the budget.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

District Counsel – Mr. Watts reviewed the Florida Statutes regarding Sunshine laws, ethics, and public records laws for the newly elected Supervisors. It was noted there are District assigned email accounts available to the Supervisors. Mr. Watts also reviewed the Form 1 requirements for the Board.

There was brief discussion regarding the completion certificate.

District Engineer – Mr. Boyd noted there are still outstanding as-built items to be addressed and final inspections before the completion certificate can be executed. There is a meeting on Thursday in regard to this.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for February 2, 2026.

Ms. Gaarlandt reviewed the FY25 Goals and Objectives Report and noted the report is posted on the District's website.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted the FY 2025 Goals and Objectives Report.

Ms. Houck elected to accept compensation. Ms. Gaarlandt will send out an information packet to the new Board members.

#### **Audience Comments**

There were no audience comments.

#### **Supervisors Requests**

There were no Supervisor requests.

#### **FOURTH ORDER OF BUSINESS**

#### **Adjournment**

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the January 12, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 11:10 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# **Magic Place Community Development District**

## **Review and Consideration of Landscape Maintenance Proposal(s)**

Blue Grass Corporation

P.O. Box # 470621  
Celebration FL 34747

Estimate

Date	Estimate #
1/29/2026	189

Name / Address
Magic Place CDD Frederico Gontijo 3501 Quadragle Blvd Ste 270 Orlando FL 32817

Project

Description	Qty	Rate	Total
Pine Bark Mulch (Cubic Yard - Delivery)	130	40.00	5,200.00
Labor	1	2,300.00	2,300.00
		<b>Total</b>	\$7,500.00



# **Magic Place Community Development District**

**Ratification of Payment Authorization  
Nos. 62 – 72**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 062  
10/10/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7BA85DEF-0103	OSCEOLA NEWS GAZETTE (MPCDD)	09/29/2025	Magic Place CDD	65.88
7740	VGLOALTECH (MPCDD)	09/30/2025	Magic Place CDD	300.00
7792	VGLOALTECH (MPCDD)	10/01/2025	Magic Place CDD	125.00
Total:				490.88

  
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**

Payment Authorization No. 063  
10/17/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73196	COBB COLE (MPCDD)	10/16/2025	Magic Place CDD	57.00
93312	FLORIDACOMMERCE (MPCDD)	10/01/2025	Magic Place CDD	175.00
DM-10-2025-35	PFM GROUP CONSULTING LLC (MPCDD)	10/01/2025	Magic Place CDD	2,750.00
Total:				2,982.00

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Secretary

  
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Chairperson

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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 064  
10/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-102225	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	10/22/2025	Magic Place CDD	213.20
3931	LLS Tax Solutions Inc (MPCDD)	10/23/2025	Magic Place CDD	2,250.00
3940	LLS Tax Solutions Inc (MPCDD)	10/23/2025	Magic Place CDD	500.00
<b>Total:</b>				<b>2,963.20</b>

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Secretary

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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 065  
10/31/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13696	DORA LANDSCAPING, LLC (MPCDD)	10/14/2025	Magic Place CDD	213.00
16497-103125	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	10/31/2025	Magic Place CDD	1,533.27
7BA85DEF-0106	OSCEOLA NEWS GAZETTE (MPCDD)	10/21/2025	Magic Place CDD	65.88
7943075	US BANK FOR MAGIC PLACE (MPCDD)	10/24/2025	Magic Place CDD	5,601.92
<b>Total:</b>				<b>7,414.07</b>

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Secretary

  
Chairperson

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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 066  
11/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4539	BOYD CIVIL ENGINEERING, INC. (MPCDD)	11/06/2025	Magic Place CDD	390.00
13656	DORA LANDSCAPING, LLC (MPCDD)	11/01/2025	Magic Place CDD	3,605.00
13660	DORA LANDSCAPING, LLC (MPCDD)	11/01/2025	Magic Place CDD	8,780.75
28229	GRAU AND ASSOCIATES (MPCDD)	11/04/2025	Magic Place CDD	500.00
OE-EXP-11-2025-37	PFM GROUP CONSULTING LLC (MPCDD)	11/04/2025	Magic Place CDD	0.74
7878	VGLOBALTECH (MPCDD)	11/01/2025	Magic Place CDD	125.00
<b>Total:</b>				<b>13,401.49</b>

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Secretary

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Chairperson

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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 067  
11/14/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73463	COBB COLE (MPCDD)	11/05/2025	Magic Place CDD	301.00
DM-11-2025-42	PFM GROUP CONSULTING LLC (MPCDD)	11/06/2025	Magic Place CDD	2,750.00
<b>Total:</b>				<b>3,051.00</b>

\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Chairperson

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Orlando, FL 32817-8329  
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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 068  
11/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-112025	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	11/20/2025	Magic Place CDD	688.04
7BA85DEF-0110	OSCEOLA NEWS GAZETTE (MPCDD)	10/31/2025	Magic Place CDD	65.88
Total:				753.92

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Secretary

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Chairperson

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(407) 723-5900

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 069  
11/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
139320	PFM GROUP CONSULTING LLC (MPCDD)	11/24/2025	Magic Place CDD	7,500.00
Total:				7,500.00

\_\_\_\_\_  
Secretary

  
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Chairperson

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

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 070  
12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
13855	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	3,605.00
13859	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	8,780.75
13939	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	837.28
13940	DORA LANDSCAPING, LLC (MPCDD)	12/01/2025	Magic Place CDD	727.00
16497-112725	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	12/01/2025	Magic Place CDD	1,533.27
DM-12-2025-44	PFM GROUP CONSULTING LLC (MPCDD)	12/01/2025	Magic Place CDD	2,750.00
Total:				18,233.30

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Secretary



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Chairperson

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(407) 723-5900

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 071  
12/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4578	BOYD CIVIL ENGINEERING, INC. (MPCDD)	12/09/2025	Magic Place CDD	260.00
74782	COBB COLE (MPCDD)	12/01/2025	Magic Place CDD	95.00
8008	VGLOBALTECH (MPCDD)	12/01/2025	Magic Place CDD	125.00
<b>Total:</b>				<b>480.00</b>

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
  
Chairperson

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**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 072  
12/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-121925	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	12/19/2025	Magic Place CDD	688.04
139778	PFM GROUP CONSULTING LLC (MPCDD)	12/15/2025	Magic Place CDD	1,250.00
<b>Total:</b>				<b>1,938.04</b>

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Secretary

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Chairperson

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(407) 723-5900





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# **Magic Place Community Development District**

## **Review of District Financial Statements**



# Magic Place CDD

## December 2025 Financial Package

December 31, 2025

**PFM Group Consulting LLC**  
3501 Quadrangle Blvd  
Suite 270  
Orlando, FL 32817  
407-723-5900



**Magic Place CDD**  
Statement of Financial Position  
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 191,224.98				\$ 191,224.98
Assessments Receivable	489,124.67				489,124.67
Assessments Receivable		\$ 1,086,839.41			1,086,839.41
Due From Other Funds		29,157.65			29,157.65
Debt Service Reserve Series 2019		1,131,349.88			1,131,349.88
Revenue Series 2019		142,967.51			142,967.51
Interest Series 2019		117.17			117.17
Prepayment Series 2019		15,377.79			15,377.79
Sinking Fund Series 2019		42.90			42.90
Acquisition/Construction Series 2019			\$ 70,587.74		70,587.74
Total Current Assets	\$ 680,349.65	\$ 2,405,852.31	\$ 70,587.74	\$ -	\$ 3,156,789.70
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,289,855.25	\$ 1,289,855.25
Amount To Be Provided				16,025,144.75	16,025,144.75
Total Investments	\$ -	\$ -	\$ -	\$ 17,315,000.00	\$ 17,315,000.00
<b>Total Assets</b>	<b>\$ 680,349.65</b>	<b>\$ 2,405,852.31</b>	<b>\$ 70,587.74</b>	<b>\$ 17,315,000.00</b>	<b>\$ 20,471,789.70</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 10,733.88				\$ 10,733.88
Deferred Revenue	489,124.67				489,124.67
Deferred Revenue		\$ 1,086,839.41			1,086,839.41
Total Current Liabilities	\$ 499,858.55	\$ 1,086,839.41	\$ -	\$ -	\$ 1,586,697.96
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 17,315,000.00	\$ 17,315,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 17,315,000.00	\$ 17,315,000.00
<b>Total Liabilities</b>	<b>\$ 499,858.55</b>	<b>\$ 1,086,839.41</b>	<b>\$ -</b>	<b>\$ 17,315,000.00</b>	<b>\$ 18,901,697.96</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ (5,247.50)				\$ (5,247.50)
Net Assets - General Government	244,028.12				244,028.12
Current Year Net Assets - General Government	(58,289.52)				(58,289.52)
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		(347,186.76)			(347,186.76)
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			342.63		342.63
Net Assets - General Government			(456,750.00)		(456,750.00)
<b>Total Net Assets</b>	<b>\$ 180,491.10</b>	<b>\$ 1,319,012.90</b>	<b>\$ 70,587.74</b>	<b>\$ -</b>	<b>\$ 1,570,091.74</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 680,349.65</b>	<b>\$ 2,405,852.31</b>	<b>\$ 70,587.74</b>	<b>\$ 17,315,000.00</b>	<b>\$ 20,471,789.70</b>



**Magic Place CDD**  
Statement of Activities  
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 14,129.99				\$ 14,129.99
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 31,396.96			31,396.96
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	<u>\$ 17,203.95</u>	<u>\$ 38,227.34</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 55,431.29</u>
<b><u>Expenses</u></b>					
Public Officials' Liability Insurance	\$ 3,466.00				\$ 3,466.00
Trustee Services	5,601.92				5,601.92
Management	8,250.00				8,250.00
Engineering	650.00				650.00
Disclosure Agent	1,250.00				1,250.00
District Counsel	396.00				396.00
Assessment Administration	7,500.00				7,500.00
Audit	500.00				500.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
Electric	5,501.05				5,501.05
Irrigation	7,350.86				7,350.86
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	31,583.67				31,583.67
Principal Payment		\$ 15,000.00			15,000.00
Interest Payments		380,168.76			\$ 380,168.76
Total Expenses	<u>\$ 77,533.88</u>	<u>\$ 395,168.76</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 472,702.64</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 2,040.41				\$ 2,040.41
Interest Income		\$ 9,754.66			9,754.66
Interest Income			\$ 342.63		342.63
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,040.41</u>	<u>\$ 9,754.66</u>	<u>\$ 342.63</u>	<u>\$ -</u>	<u>\$ 12,137.70</u>
<b>Change In Net Assets</b>	<u>\$ (58,289.52)</u>	<u>\$ (347,186.76)</u>	<u>\$ 342.63</u>	<u>\$ -</u>	<u>\$ (405,133.65)</u>
<b>Net Assets At Beginning Of Year</b>	<u>\$ 238,780.62</u>	<u>\$ 1,666,199.66</u>	<u>\$ 70,245.11</u>	<u>\$ -</u>	<u>\$ 1,975,225.39</u>
<b>Net Assets At End Of Year</b>	<u><u>\$ 180,491.10</u></u>	<u><u>\$ 1,319,012.90</u></u>	<u><u>\$ 70,587.74</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,570,091.74</u></u>



**Magic Place CDD**  
Budget to Actual  
For the month ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessment	\$ 14,129.99	\$ 125,813.75	\$ (111,683.76)	\$ 503,255.00	2.81%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
<b>Net Revenues</b>	<b>\$ 17,203.95</b>	<b>\$ 125,813.75</b>	<b>\$ (108,609.80)</b>	<b>\$ 503,255.00</b>	<b>3.42%</b>
<b>General &amp; Administrative Expenses</b>					
Trustee Services	\$ 5,601.92	\$ 1,500.00	\$ 4,101.92	\$ 6,000.00	93.37%
Management	8,250.00	8,250.00	-	33,000.00	25.00%
Engineering	650.00	2,500.00	(1,850.00)	10,000.00	6.50%
Disclosure Agent	1,250.00	1,250.00	-	5,000.00	25.00%
District Counsel	396.00	5,000.00	(4,604.00)	20,000.00	1.98%
Postage & Shipping	0.74	100.00	(99.26)	400.00	0.19%
Property Appraiser	-	100.00	(100.00)	400.00	0.00%
Assessment Administration	7,500.00	1,875.00	5,625.00	7,500.00	100.00%
Re-Amortization Schedule	-	62.50	(62.50)	250.00	0.00%
Audit	500.00	900.00	(400.00)	3,600.00	13.89%
Legal Advertising	197.64	900.00	(702.36)	3,600.00	5.49%
Miscellaneous	-	62.50	(62.50)	250.00	0.00%
Arbitrage	-	125.00	(125.00)	500.00	0.00%
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00	13.89%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	919.75	2,546.25	3,679.00	94.21%
General Liability Insurance	4,236.00	1,124.00	3,112.00	4,496.00	94.22%
Additional Insurance	500.00	125.00	375.00	500.00	100.00%
Irrigation	7,350.86	25,000.00	(17,649.14)	100,000.00	7.35%
Lake Maintenance	-	3,000.00	(3,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	31,583.67	61,575.00	(29,991.33)	246,300.00	12.82%
Streetlights	5,501.05	10,000.00	(4,498.95)	40,000.00	13.75%
Tax Preparation Fee	-	5.00	(5.00)	20.00	0.00%
Contingency	-	721.25	(721.25)	2,885.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 77,533.88</b>	<b>\$ 125,813.75</b>	<b>\$ (48,279.87)</b>	<b>\$ 503,255.00</b>	<b>15.41%</b>
<b>Total Expenses</b>	<b>\$ 77,533.88</b>	<b>\$ 125,813.75</b>	<b>\$ (48,279.87)</b>	<b>\$ 503,255.00</b>	
<b>Income (Loss) from Operations</b>	<b>\$ (60,329.93)</b>	<b>\$ -</b>	<b>\$ (60,329.93)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 2,040.41	\$ -	\$ 2,040.41	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 2,040.41</b>	<b>\$ -</b>	<b>\$ 2,040.41</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (58,289.52)</b>	<b>\$ -</b>	<b>\$ (58,289.52)</b>	<b>\$ -</b>	



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# **Magic Place Community Development District**

## **Staff Reports**