

# 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 April 6, 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 February 2, 2026, Board of Supervisors Meeting**

### **General Business Matters**

3. **Ratification of Landscape Maintenance Agreement with Blue Grass Corporation**
4. **Discussion Regarding Damaged Landscape Material**
  - **Landscape Restoration Proposal (s) (provided under separate cover)**
5. **Consideration of Change to Current Landscape and Maintenance Contractor**
  - **Landscape and Maintenance Proposal (s)**
  - **Termination of Landscape and Maintenance Agreement with Dora Landscaping LLC**
6. **Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**
7. **Ratification of Payment Authorization Nos. 73 – 83**
8. **Review of District Financial Statements**

### **Other Business**

- **Staff Reports**
  - District Counsel
  - District Engineer
  - District Manager
    - [next meeting – May 4, 2026]
- Audience Comments
- Supervisor Requests

### **Adjournment**



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# **Magic Place Community Development District**

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



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# **Magic Place Community Development District**

**Consideration of the Minutes of the  
February 2, 2026, Board of Supervisors' Meeting**

**MINUTES OF MEETING**

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

**Monday, February 2, 2026, at 10:00 a.m.  
7430 Brooklyn Dr.  
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary
Frederico Gontijo	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	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 10:15 a.m. Roll call was taken.

**Public Comment Period**

There were no members of the public present.

**Nomination(s) for Vacant Seat 5  
(term expires 11/2026)**

There were no nominations at this time.

This item was deferred.

**Consideration of the Minutes of  
the January 12, 2026, 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 January 12, 2026, Board of Supervisor's Meeting.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

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

Ms. Gaarlandt reviewed the proposals for mulch, noting this is not a part of the regular maintenance agreement.

Ms. Ryan noted that this is not within the original budget, but the budget can be adjusted as needed.

There was brief discussion regarding the timeline and agreement. Ms. Gaarlandt noted the vendor information and W-9 will need to be received for the proposal.

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 Landscape Maintenance Proposal with a not-to-exceed amount of \$10,000.00, and authorized the Chair to execute a standard agreement.

**Ratification of Payment  
Authorizations Nos. 63 – 72**

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these were solely for ratification.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations Nos. 63 – 72.

**Review of District Financial  
Statements**

The Board reviewed the monthly financials as of December 2025.

Ms. Gaarlandt noted the financials are for information only and require no Board action.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

District Counsel – Mr. Watts will draft the agreement for the mulching proposal.

There was brief discussion regarding the agreement. It was noted it will be brought back for Board ratification once executed.

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. This meeting should happen within the next couple of weeks.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for March 2, 2026, at the current location.

**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 February 2, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:25 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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# **Magic Place Community Development District**

**Ratification of Landscape Maintenance  
Agreement with Blue Grass Corporation**



5. *Term.* This Agreement shall commence upon execution and shall remain in effect until completion of the Services, unless earlier terminated as provided herein.

6. *Indemnification.* The Contractor is to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by the Contractor, including litigation or any appellate proceedings with respect thereto. The Contractor agrees to maintain general liability insurance naming the District as an additional insured party during the term of this Agreement with policy limits of at least \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

7. *Assignment.* Neither the District nor the Contractor assign this Agreement without the prior written approval of the other.

8. *Amendments.* Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and The Contractor.

9. *Notices.* All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to the District:**

Magic Place Community Development District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817  
Attn: Jane Gaarlandt, District Manager

**With a copy to:**

Cobb Cole  
231 N. Woodland Blvd.  
DeLand, FL 32720  
Attn: Mark A. Watts, Esq.

**B. If to the Contractor:**

Blue Grass Corporation  
P.O. Box No. 470621  
Celebration, FL 34747  
Attn: Walter Souza  
Suliana Sardini

10. *Agreement.* This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date(s) written below.

**MAGIC PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

By: Doris Houck

Print Name: Doris Houck

Title: Chair

Date: 2/24/2026

**BLUE GRASS CORPORATION**

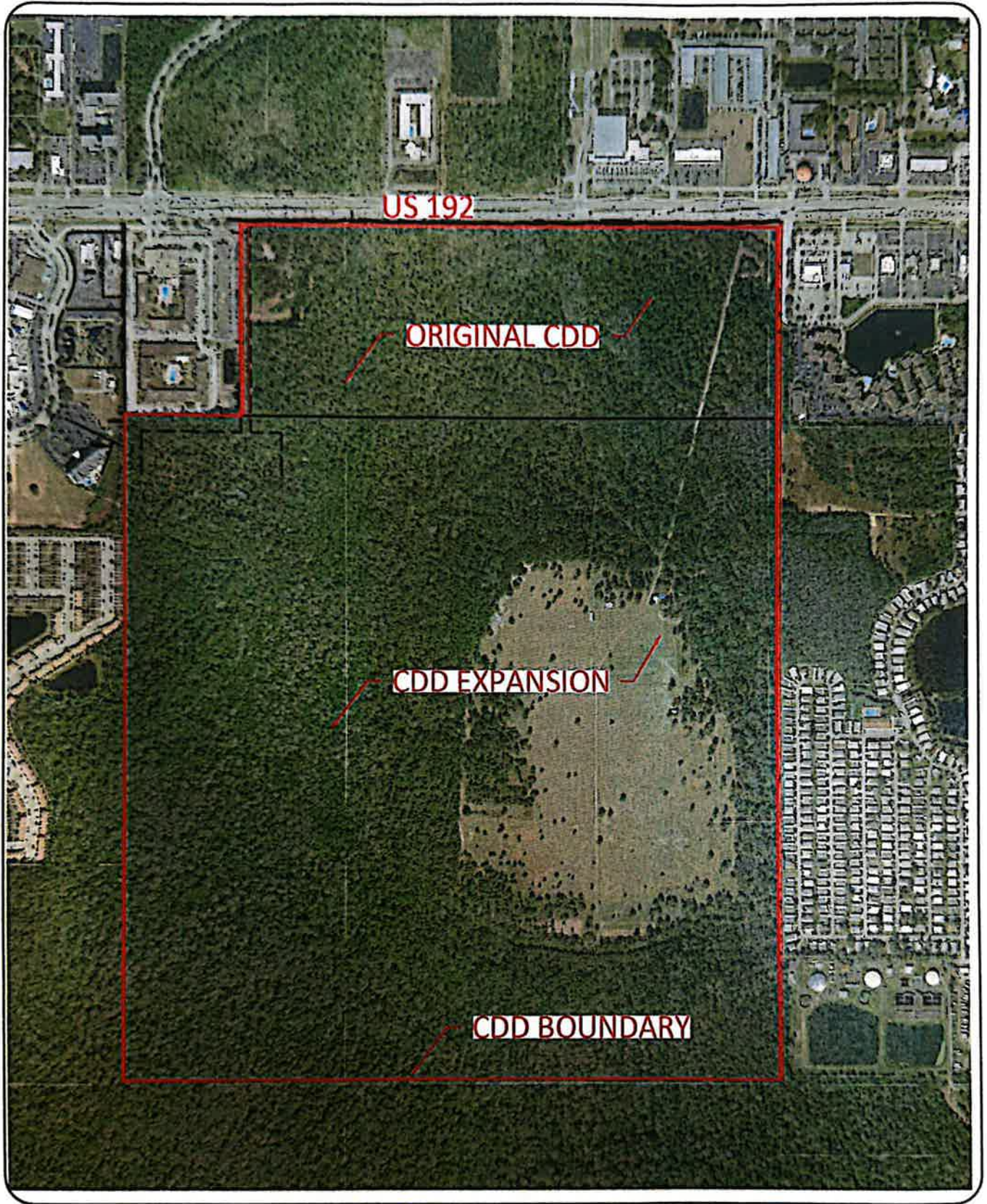
By: Juliana Cunha

Print Name: Juliana Jardim de Cunha Souza

Title: Owner

Date: 02/24/26

**Exhibit "A"**  
**District Property**



Period: November 13, 2018, 8:45:23 AM  
 S:\projects\1068.003 - Magic Place CDD\Information for Public\2018 Public to Review\CDD Outline\_11.13.18.dwg

**BOYD CIVIL**  
**ENGINEERING**  
 6824 Hanging Mast Road,  
 Orlando, FL 32807  
 407.494-2593 Phone

MAGIC PLACE CDD  
 EXHIBIT 2 - CDD BOUNDARY

0' 400' 800' NORTH  
 Date : 11.13.2018  
 Project No. :1068.003

**Exhibit "B"**  
**Scope of Work**

Blue Grass Corporation

P.O. Box # 470621  
Celebration FL 34747

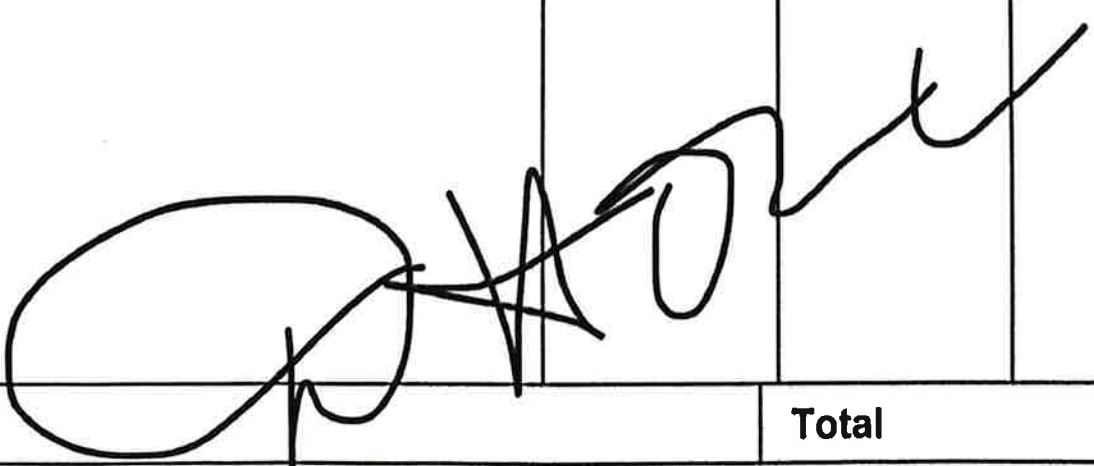
# Estimate

Date	Estimate #
2/5/2026	189

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

Project

Description	Qty	Rate	Total
Brown Mulch ( - Delivery)	130	40.00	5,200.00
Labor	1	2,300.00	2,300.00
It may be necessary to use a larger quantity in the same unit price, but may not exceed \$10,000			
<b>Total</b>			<b>\$7,500.00</b>





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# **Magic Place Community Development District**

## **Discussion Regarding Damaged Landscape Material**

- **Landscape Restoration Proposal (s)**  
*(provided under separate cover)*



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# **Magic Place Community Development District**

## **Consideration of Change to Current Landscape and Maintenance Contractor**

- **Landscape and Maintenance Proposal (s)**
- **Termination of Landscape and Maintenance Agreement with Dora Landscaping LLC**



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# **Magic Place Community Development District**

**Consideration of Termination of Landscape  
and Maintenance Agreement with Dora  
Landscaping LLC**



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# **Magic Place Community Development District**

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



# KATRINA 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 was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, 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, 2026**, and shall run until **December 31, 2026**, 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

Signature:

Print: Katrina S. Scarborough

Date:

3/4/2026

Magic Place CDD

Signature:

Print:

Gazmin Kerr

Title:

Assistant Secretary

Date:

1/7/2026

Please return this signed **original copy** no later than **January 31, 2026**



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# **Magic Place Community Development District**

**Ratification of Payment Authorization  
Nos. 73 – 83**

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 073  
1/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14100	DORA LANDSCAPING, LLC (MPCDD)	01/01/2026	Magic Place CDD	3,605.00
14101	DORA LANDSCAPING, LLC (MPCDD)	01/01/2026	Magic Place CDD	8,780.75
16497-123125	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	12/31/2025	Magic Place CDD	1,533.27
<b>Total:</b>				<b>13,919.02</b>

\_\_\_\_\_  
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. 074  
1/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
28454	GRAU AND ASSOCIATES (MPCDD)	01/05/2026	Magic Place CDD	1,000.00
<b>Total:</b>				<b>1,000.00</b>

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Secretary

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*Jarawo*  
Chairperson  
VICE CHAIRPERSON

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% PFM Group Consulting LLC  
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Orlando, FL 32817-8329  
(407) 723-5900

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 075  
1/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.01.12	Doris H Houck (MPCDD)	01/12/2026	Magic Place CDD	200.00
DM-01-2026-41	PFM GROUP CONSULTING LLC (MPCDD)	01/05/2026	Magic Place CDD	2,750.00
<b>Total:</b>				<b>2,950.00</b>

\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Chairperson  
VICE CHAIRPERSON

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Orlando, FL 32817-8329  
(407) 723-5900

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 076

1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14231	DORA LANDSCAPING, LLC (MPCDD)	01/12/2026	Magic Place CDD	213.00
92634-012226	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	01/22/2026	Magic Place CDD	692.72
7972	VGLOALTECH (MPCDD)	12/01/2025	Magic Place CDD	300.00
8102	VGLOALTECH (MPCDD)	01/01/2026	Magic Place CDD	125.00
<b>Total:</b>				<b>1,330.72</b>

\_\_\_\_\_  
Secretary

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*Jaraw*  
Chairperson  
VICE CHAIRPERSON

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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. 077  
1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14313	DORA LANDSCAPING, LLC (MPCDD)	02/01/2026	Magic Place CDD	3,605.00
14314	DORA LANDSCAPING, LLC (MPCDD)	02/01/2026	Magic Place CDD	8,780.75
2026.02.02	Doris H Houck (MPCDD)	02/02/2026	Magic Place CDD	200.00
16497-013026	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	01/30/2026	Magic Place CDD	1,539.28
28624	GRAU AND ASSOCIATES (MPCDD)	02/02/2026	Magic Place CDD	2,600.00
<b>Total:</b>				<b>16,725.03</b>

\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
VICE 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. 078  
2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-02-2026-41	PFM GROUP CONSULTING LLC (MPCDD)	02/05/2026	Magic Place CDD	2,750.00
<b>Total:</b>				<b>2,750.00</b>

\_\_\_\_\_  
Secretary

  
VICE 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. 079  
2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4621	BOYD CIVIL ENGINEERING, INC. (MPCDD)	02/05/2026	Magic Place CDD	325.00
78094	COBB COLE (MPCDD)	02/04/2026	Magic Place CDD	342.00
14399	DORA LANDSCAPING, LLC (MPCDD)	01/12/2026	Magic Place CDD	1,288.00
8182	VGLOBALTECH (MPCDD)	02/01/2026	Magic Place CDD	125.00
<b>Total:</b>				<b>2,080.00</b>

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Secretary

  
VICE 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. 080  
2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
5347	Blue Grass Corporation (MPCDD)	02/12/2026	Magic Place CDD	7,500.00
92634-021926	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	02/19/2026	Magic Place CDD	672.95
2019076	OSCEOLA COUNTY PROP. APPRAISER (MPCDD)	02/09/2026	Magic Place CDD	267.92
<b>Total:</b>				<b>8,440.87</b>

\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Chairperson

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Orlando, FL 32817-8329  
(407) 723-5900

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 081  
2/27/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14450	DORA LANDSCAPING, LLC (MPCDD)	02/12/2026	Magic Place CDD	1,065.00
16497-022726	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	02/27/2026	Magic Place CDD	1,513.86
<b>Total:</b>				<b>2,578.86</b>

\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
VICE Chairperson

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

**MAGIC PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 082  
3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4665	BOYD CIVIL ENGINEERING, INC. (MPCDD)	03/05/2026	Magic Place CDD	390.00
14478	DORA LANDSCAPING, LLC (MPCDD)	02/12/2026	Magic Place CDD	142.00
14547	DORA LANDSCAPING, LLC (MPCDD)	03/01/2026	Magic Place CDD	3,605.00
14548	DORA LANDSCAPING, LLC (MPCDD)	03/01/2026	Magic Place CDD	8,780.75
140990	PFM GROUP CONSULTING LLC (MPCDD)	03/03/2026	Magic Place CDD	12.84
8267	VGLOBALTECH (MPCDD)	03/01/2026	Magic Place CDD	125.00
<b>Total:</b>				<b>13,055.59</b>

\_\_\_\_\_  
Secretary

*Jarany*  
\_\_\_\_\_  
Vice 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. 083  
3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-03-2026-41	PFM GROUP CONSULTING LLC (MPCDD)	03/05/2026	Magic Place CDD	2,750.00
<b>Total:</b>				<b>2,750.00</b>

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Secretary



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vice 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



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# **Magic Place Community Development District**

## **Review of District Financial Statements**



# Magic Place CDD

## February 2026 Financial Package

February 28, 2026

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



**Magic Place CDD**  
Statement of Financial Position  
As of 2/28/2026

	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	\$ 141,765.12				\$ 141,765.12
Assessments Receivable	487,077.61				487,077.61
Assessments Receivable		\$ 1,082,290.81			1,082,290.81
Debt Service Reserve Series 2019		1,138,188.80			1,138,188.80
Revenue Series 2019		186,354.84			186,354.84
Interest Series 2019		13.19			13.19
Prepayment Series 2019		5,437.16			5,437.16
Sinking Fund Series 2019		43.16			43.16
Acquisition/Construction Series 2019			\$ 71,012.37		71,012.37
<b>Total Current Assets</b>	<b>\$ 628,842.73</b>	<b>\$ 2,412,327.96</b>	<b>\$ 71,012.37</b>	<b>\$ -</b>	<b>\$ 3,112,183.06</b>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,330,037.15	\$ 1,330,037.15
Amount To Be Provided				15,974,962.85	15,974,962.85
<b>Total Investments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,305,000.00</b>	<b>\$ 17,305,000.00</b>
<b>Total Assets</b>	<b>\$ 628,842.73</b>	<b>\$ 2,412,327.96</b>	<b>\$ 71,012.37</b>	<b>\$ 17,305,000.00</b>	<b>\$ 20,417,183.06</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 7,500.00				\$ 7,500.00
Deferred Revenue	487,077.61				487,077.61
Deferred Revenue		\$ 1,082,290.81			1,082,290.81
Due to Other Governmental Units		8,779.26			8,779.26
<b>Total Current Liabilities</b>	<b>\$ 494,577.61</b>	<b>\$ 1,091,070.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,585,647.68</b>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 17,305,000.00	\$ 17,305,000.00
<b>Total Long Term Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,305,000.00</b>	<b>\$ 17,305,000.00</b>
<b>Total Liabilities</b>	<b>\$ 494,577.61</b>	<b>\$ 1,091,070.07</b>	<b>\$ -</b>	<b>\$ 17,305,000.00</b>	<b>\$ 18,890,647.68</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	(104,515.50)				(104,515.50)
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		(344,941.77)			(344,941.77)
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			767.26		767.26
Net Assets - General Government			(456,750.00)		(456,750.00)
<b>Total Net Assets</b>	<b>\$ 134,265.12</b>	<b>\$ 1,321,257.89</b>	<b>\$ 71,012.37</b>	<b>\$ -</b>	<b>\$ 1,526,535.38</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 628,842.73</b>	<b>\$ 2,412,327.96</b>	<b>\$ 71,012.37</b>	<b>\$ 17,305,000.00</b>	<b>\$ 20,417,183.06</b>



**Magic Place CDD**  
**Statement of Activities**  
**As of 2/28/2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 16,177.05				\$ 16,177.05
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 35,945.56			35,945.56
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	<u>\$ 19,251.01</u>	<u>\$ 42,775.94</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 62,026.95</u>
<b>Expenses</b>					
Supervisor Fees	\$ 400.00				\$ 400.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	13,750.00				13,750.00
Engineering	975.00				975.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	267.92				267.92
District Counsel	738.00				738.00
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	925.00				925.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,954.36				9,954.36
Irrigation	12,567.58				12,567.58
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	60,139.45				60,139.45
Principal Payment		\$ 25,000.00			25,000.00
Interest Payments		380,273.45			\$ 380,273.45
Total Expenses	<u>\$ 126,744.61</u>	<u>\$ 405,273.45</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 532,018.06</u>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 2,978.10				\$ 2,978.10
Interest Income		\$ 17,555.74			17,555.74
Interest Income			\$ 767.26		767.26
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,978.10</u>	<u>\$ 17,555.74</u>	<u>\$ 767.26</u>	<u>\$ -</u>	<u>\$ 21,301.10</u>
<b>Change In Net Assets</b>	<b>\$ (104,515.50)</b>	<b>\$ (344,941.77)</b>	<b>\$ 767.26</b>	<b>\$ -</b>	<b>\$ (448,690.01)</b>
<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>\$ 134,265.12</u></u>	<u><u>\$ 1,321,257.89</u></u>	<u><u>\$ 71,012.37</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,526,535.38</u></u>



**Magic Place CDD**  
**Budget to Actual**  
 For the month ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessment	\$ 16,177.05	\$ 209,689.58	\$ (193,512.53)	\$ 503,255.00	3.21%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
<b>Net Revenues</b>	<b>\$ 19,251.01</b>	<b>\$ 209,689.58</b>	<b>\$ (190,438.57)</b>	<b>\$ 503,255.00</b>	<b>3.83%</b>
<b>General &amp; Administrative Expenses</b>					
Trustee Services	\$ 5,601.92	\$ 2,500.00	\$ 3,101.92	\$ 6,000.00	93.37%
Management	13,750.00	13,750.00	-	33,000.00	41.67%
Engineering	975.00	4,166.67	(3,191.67)	10,000.00	9.75%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
District Counsel	738.00	8,333.33	(7,595.33)	20,000.00	3.69%
Postage & Shipping	0.74	166.67	(165.93)	400.00	0.19%
Property Appraiser	267.92	166.67	101.25	400.00	66.98%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Re-Amortization Schedule	-	104.17	(104.17)	250.00	0.00%
Audit	4,100.00	1,500.00	2,600.00	3,600.00	113.89%
Legal Advertising	197.64	1,500.00	(1,302.36)	3,600.00	5.49%
Miscellaneous	-	104.17	(104.17)	250.00	0.00%
Arbitrage	-	208.33	(208.33)	500.00	0.00%
Web Site Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	1,532.92	1,933.08	3,679.00	94.21%
General Liability Insurance	4,236.00	1,873.33	2,362.67	4,496.00	94.22%
Additional Insurance	500.00	208.33	291.67	500.00	100.00%
Irrigation	12,567.58	41,666.67	(29,099.09)	100,000.00	12.57%
Lake Maintenance	-	5,000.00	(5,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	60,139.45	102,625.00	(42,485.55)	246,300.00	24.42%
Streetlights	9,954.36	16,666.67	(6,712.31)	40,000.00	24.89%
Tax Preparation Fee	-	8.33	(8.33)	20.00	0.00%
Supervisor Fees	400.00	-	400.00	-	0.00%
Contingency	-	1,202.08	(1,202.08)	2,885.00	0.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 126,744.61</b>	<b>\$ 209,689.58</b>	<b>\$ (82,944.97)</b>	<b>\$ 503,255.00</b>	<b>25.18%</b>
<b>Total Expenses</b>	<b>\$ 126,744.61</b>	<b>\$ 209,689.58</b>	<b>\$ (82,944.97)</b>	<b>\$ 503,255.00</b>	
<b>Income (Loss) from Operations</b>	<b>\$ (107,493.60)</b>	<b>\$ -</b>	<b>\$ (107,493.60)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 2,978.10	\$ -	\$ 2,978.10	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 2,978.10</b>	<b>\$ -</b>	<b>\$ 2,978.10</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (104,515.50)</b>	<b>\$ -</b>	<b>\$ (104,515.50)</b>	<b>\$ -</b>	



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# **Magic Place Community Development District**

## **Staff Reports**