

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 June 1, 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 May 11, 2026, Board of Supervisor's Meeting**
(provided under separate cover)

General Business Matters

3. **Discussion Regarding Damaged Landscape Material**
 - **Landscape Restoration Proposal (s)** (provided under separate cover)
4. **Ratification of Payment Authorization Nos. 88 – 89**
5. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - Report on Outstanding Items Needed for Completion Certificate
 - District Manager
 - Form 1 Filing – July 1 Deadline
 - [next meeting – July 6, 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

**Consideration of the Minutes of the
May 11, 2026, Board of Supervisor's Meeting**
(provided under separate cover)



Magic Place Community Development District

Discussion Regarding Damaged Landscape Material

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



Magic Place Community Development District

**Ratification of Payment Authorization
Nos. 88 – 89**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 088
4/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
80932	COBB COLE (MPCDD)	04/10/2026	Magic Place CDD	78.00
14873	DORA LANDSCAPING, LLC (MPCDD)	04/10/2026	Magic Place CDD	2,250.00
Total:				2,328.00

Secretary

[Signature]

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. 089
4/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-042226	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	04/22/2026	Magic Place CDD	672.89
Total:				672.89

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

Review of District Financial Statements



Magic Place CDD

April 2026 Financial Package

April 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Magic Place CDD
Statement of Financial Position
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	\$ 602,652.00				\$ 602,652.00
Debt Service Reserve Series 2019		\$ 1,138,041.97			1,138,041.97
Revenue Series 2019		550,413.89			550,413.89
Interest Series 2019		379,641.41			379,641.41
Prepayment Series 2019		12,056.15			12,056.15
Sinking Fund Series 2019		370,043.41			370,043.41
Acquisition/Construction Series 2019			\$ 61,772.21		61,772.21
Total Current Assets	<u>\$ 602,652.00</u>	<u>\$ 2,450,196.83</u>	<u>\$ 61,772.21</u>	<u>\$ -</u>	<u>\$ 3,114,621.04</u>
Investments					
Amount Available in Debt Service Funds				\$ 2,450,196.83	\$ 2,450,196.83
Amount To Be Provided				14,854,803.17	14,854,803.17
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,305,000.00</u>	<u>\$ 17,305,000.00</u>
Total Assets	<u><u>\$ 602,652.00</u></u>	<u><u>\$ 2,450,196.83</u></u>	<u><u>\$ 61,772.21</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,419,621.04</u></u>
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	\$ 2,250.00				\$ 2,250.00
Total Current Liabilities	<u>\$ 2,250.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,250.00</u>
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				\$ 17,305,000.00	\$ 17,305,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,305,000.00</u>	<u>\$ 17,305,000.00</u>
Total Liabilities	<u><u>\$ 2,250.00</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 17,307,250.00</u></u>
Net Assets					
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	361,621.38				361,621.38
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		783,997.17			783,997.17
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(8,472.90)		(8,472.90)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u><u>\$ 600,402.00</u></u>	<u><u>\$ 2,450,196.83</u></u>	<u><u>\$ 61,772.21</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,112,371.04</u></u>
Total Liabilities and Net Assets	<u><u>\$ 602,652.00</u></u>	<u><u>\$ 2,450,196.83</u></u>	<u><u>\$ 61,772.21</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,419,621.04</u></u>



Magic Place CDD
Statement of Activities
 As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 520,880.04				\$ 520,880.04
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 1,157,400.13			1,157,400.13
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	\$ 523,954.00	\$ 1,164,230.51	\$ -	\$ -	\$ 1,688,184.51
Expenses					
Supervisor Fees	\$ 600.00				\$ 600.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	19,250.00				19,250.00
Engineering	1,365.00				1,365.00
Disclosure Agent	2,500.00				2,500.00
Property Appraiser	267.92				267.92
District Counsel	1,291.50				1,291.50
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Tax Preparation	12.84				12.84
Postage & Shipping	26.05				26.05
Legal Advertising	261.97				261.97
Web Site Maintenance	1,475.00				1,475.00
Dues, Licenses, and Fees	175.00				175.00
Electric	14,327.85				14,327.85
Irrigation	19,740.30				19,740.30
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	81,195.23				81,195.23
Principal Payment		\$ 25,000.00			25,000.00
Interest Payments		380,273.45			380,273.45
Capital Expenditures			\$ 9,630.00		9,630.00
Total Expenses	\$ 167,892.58	\$ 405,273.45	\$ 9,630.00	\$ -	\$ 582,796.03
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 5,559.96				\$ 5,559.96
Interest Income		\$ 25,040.11			25,040.11
Interest Income			\$ 1,157.10		1,157.10
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,559.96	\$ 25,040.11	\$ 1,157.10	\$ -	\$ 31,757.17
Change In Net Assets	\$ 361,621.38	\$ 783,997.17	\$ (8,472.90)	\$ -	\$ 1,137,145.65
Net Assets At Beginning Of Year	\$ 238,780.62	\$ 1,666,199.66	\$ 70,245.11	\$ -	\$ 1,975,225.39
Net Assets At End Of Year	\$ 600,402.00	\$ 2,450,196.83	\$ 61,772.21	\$ -	\$ 3,112,371.04



Magic Place CDD
Budget to Actual
 For the month ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 520,880.04	\$ 293,565.42	\$ 227,314.62	\$ 503,255.00	103.50%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 523,954.00	\$ 293,565.42	\$ 230,388.58	\$ 503,255.00	104.11%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 3,500.00	\$ 2,101.92	\$ 6,000.00	93.37%
Management	19,250.00	19,250.00	-	33,000.00	58.33%
Engineering	1,365.00	5,833.33	(4,468.33)	10,000.00	13.65%
Disclosure Agent	2,500.00	2,916.67	(416.67)	5,000.00	50.00%
District Counsel	1,291.50	11,666.67	(10,375.17)	20,000.00	6.46%
Postage & Shipping	26.05	233.33	(207.28)	400.00	6.51%
Property Appraiser	267.92	233.33	34.59	400.00	66.98%
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00	100.00%
Re-Amortization Schedule	-	145.83	(145.83)	250.00	0.00%
Audit	4,100.00	2,100.00	2,000.00	3,600.00	113.89%
Legal Advertising	261.97	2,100.00	(1,838.03)	3,600.00	7.28%
Miscellaneous	-	145.83	(145.83)	250.00	0.00%
Arbitrage	-	291.67	(291.67)	500.00	0.00%
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00	54.63%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	2,146.08	1,319.92	3,679.00	94.21%
General Liability Insurance	4,236.00	2,622.67	1,613.33	4,496.00	94.22%
Additional Insurance	500.00	291.67	208.33	500.00	100.00%
Irrigation	19,740.30	58,333.33	(38,593.03)	100,000.00	19.74%
Lake Maintenance	-	7,000.00	(7,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	81,195.23	143,675.00	(62,479.77)	246,300.00	32.97%
Streetlights	14,327.85	23,333.33	(9,005.48)	40,000.00	35.82%
Tax Preparation Fee	12.84	11.67	1.17	20.00	64.20%
Supervisor Fees	600.00	-	600.00	-	0.00%
Contingency	-	1,682.92	(1,682.92)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 167,892.58	\$ 293,565.42	\$ (125,672.84)	\$ 503,255.00	33.36%
Total Expenses	\$ 167,892.58	\$ 293,565.42	\$ (125,672.84)	\$ 503,255.00	
Income (Loss) from Operations	\$ 356,061.42	\$ -	\$ 356,061.42	\$ -	
Other Income (Expense)					
Interest Income	\$ 5,559.96	\$ -	\$ 5,559.96	\$ -	
Total Other Income (Expense)	\$ 5,559.96	\$ -	\$ 5,559.96	\$ -	
Net Income (Loss)	\$ 361,621.38	\$ -	\$ 361,621.38	\$ -	