

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 Monday August 3, 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 July 6, 2026, Board of Supervisor's Meeting**
- 3. **Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027**
- 4. **Consideration of Resolution 2026-06, Adopting Goals, Objective, and Performance Measures and Standards**

General Business Matters

- 5. **Public Hearing on the Adoption of the District's Annual Budget**
 - **Public Comments and Testimony**
 - **Board Comments**
 - **a. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**
 - **b. Consideration of Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection**
- 6. **Consideration of PFM Fee Increase Letter**
- 7. **Discussion Regarding Damaged Landscape Material**
 - **Landscape Restoration Proposal (s) *(provided under separate cover)***
- 8. **Discussion Regarding Phase 1B Maintenance**
- 9. **Discussion Regarding TOHO Project Punch List**
 - **Consideration of Proposal to Provide Irrigation System Calculations with Kimley-Horn**
- 10. **Ratification of the Landscape and Maintenance Agreement with Paradise Lawns**
- 11. **Ratification of Payment Authorization Nos. 90 – 93**
- 12. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - Report on Outstanding Items Needed for Completion Certificate
 - District Manager
- 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
July 6, 2026, Board of Supervisor's Meeting**

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, July 6, 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
Audrey Ryan

PFM
PFM
PFM

(via phone)
(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 10:13 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)

It was noted there is a Landowner's Election Meeting in November.

There were no nominations at this time.

This item was deferred.

Consideration of the Minutes of the May 11, 2026, Board of Supervisor's 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 May 11, 2026, Board of Supervisors' Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Discussion Regarding Damaged Landscape Material

• Landscape Restoration Proposal (s)

Ms. Gaarlandt presented the proposal.

There was lengthy discussion regarding the proposal and cost. Mr. Gontijo noted he has requested a new scope of work.

There was also brief discussion regarding the landscaping vendors.

Ms. Gaarlandt noted that an addendum can be added to the agreement, tentative on District Counsel's review. Once a proposal is received, the process can move forward. It was noted that the normal process would include proposals from three vendors.

This item was deferred.

Discussion regarding Phase 1B Maintenance

There was brief discussion regarding the size of Phase 1B.

Ms. Gaarlandt noted that previously the landscaping vendor provided irrigation invoices, but they were approved outside of the CDD Board. Mr. Gontijo noted that the previous agreement allowed for anything under \$700.00 to be completed without prior approval.

Mr. Gontijo will follow up regarding the invoices.

This item was deferred.

Consideration of the Professional Services Rate Increase Letter with Boyd Civil Engineering

Ms. Gaarlandt noted this is a standard rate increase.

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 Professional Services Rate Increase Letter with Boyd Civil Engineering.

Ratification of Payment Authorizations Nos. 88 - 89

The Board reviewed the payment authorizations.

There was brief discussion regarding the payment authorizations.

Ms. Gaarlandt noted these were solely included 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. 88 - 89.

Review of District Financial Statements

The Board reviewed the monthly financials as of May 2026.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Not present.

District Engineer –

- Report on Outstanding Items Needed for Completion Certificate

Not present.

No update was provided.

District Manager – Ms. Gaarlandt noted that the next meeting is scheduled for August 3, 2026, which will include the Public Hearing on the adoption of the Fiscal Year 2026-2027 budget.

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 July 6, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned at 10:32 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Place Community Development District

**Consideration of Resolution 2026-05,
Adopting the Annual Meeting Schedule for
Fiscal Year 2026-2027**

RESOLUTION 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2026-2027**

WHEREAS, the Magic Place Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027**

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026

Monday, January 4, 2027

Monday, February 1, 2027

Monday, March 1, 2027

Monday, April 5, 2027

Monday, May 3, 2027

Monday, June 7, 2027

Monday, July 5, 2027

Monday, August 2, 2027

All meetings are scheduled to be held at **7430 Brooklyn Dr., Kissimmee, FL 34747**
at 10:00 a.m.



Magic Place Community Development District

**Consideration of Resolution 2026-06,
Adopting Goals, Objective, and Performance
Measures and Standards**

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Magic Place Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Magic Place Community Development District
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an inspection of the District's infrastructure and related systems.

Measurement: If needed, an inspection will be performed as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: If needed, an inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Magic Place Community Development District

Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments and Testimony**
 - **Board Comments**
- **a. Consideration of Resolution 2026-07,
Adopting the Fiscal Year 2027 Budget
and Appropriating Funds**
- **b. Consideration of Resolution 2026-08,
Adopting an Assessment Roll for Fiscal
Year 2027, and Certifying Special
Assessments for Collection**

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Magic Place Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026-2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 3, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by

reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Magic Place Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Magic Place Community Development District, for Fiscal Year 2026-2027, the sum of \$_____ to be funded by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026-2027 or within 60 days following the end of the Fiscal Year 2026-2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Magic Place CDD

Proposed FY 2027 Budget

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



Exhibit A
Magic Place Community Development District
Proposed FY2027 Operations & Maintenance Budget

	Actual Through 06/30/26	Anticipated Jul - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On- Roll Assessment	\$ 524,123.85	\$ -	\$ 524,123.85	\$ 503,255.00	\$ 503,255.00
Interest Income	8,782.84	-	8,782.84	-	-
Carry Forward	-	-	-	-	21,745.00
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	-
Net Revenues	\$ 535,980.65	\$ -	\$ 535,980.65	\$ 503,255.00	\$ 525,000.00
CDD General & Administrative Expenses					
Supervisor Fees	\$ 800.00	\$ 600.00	\$ 1,400.00	\$ -	\$ 2,000.00
Trustee Services	5,601.92	-	5,601.92	6,000.00	6,000.00
Management	24,750.00	8,250.00	33,000.00	33,000.00	35,000.00
Engineering	2,015.00	2,500.00	4,515.00	10,000.00	10,000.00
Disclosure Agent	3,750.00	1,250.00	5,000.00	5,000.00	5,000.00
Property Appraiser	267.92	-	267.92	400.00	400.00
District Counsel	2,005.50	5,000.00	7,005.50	20,000.00	20,000.00
Postage & Shipping	71.06	100.00	171.06	400.00	400.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Re-Amortization Schedule	-	-	-	250.00	250.00
Arbitrage	-	500.00	500.00	500.00	600.00
Audit	4,100.00	-	4,100.00	3,600.00	4,500.00
Legal Advertising	456.52	900.00	1,356.52	3,600.00	3,600.00
Miscellaneous	-	62.50	62.50	250.00	250.00
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Public Officials' Liability Insurance	3,466.00	-	3,466.00	3,679.00	4,000.00
General Liability Insurance	4,236.00	-	4,236.00	4,496.00	5,000.00
Additional Insurance	500.00	-	-	500.00	550.00
Irrigation	23,175.01	25,000.00	48,175.01	100,000.00	100,000.00
Lake Maintenance	-	3,000.00	3,000.00	12,000.00	15,000.00
Landscaping Maintenance and Material	97,257.44	61,575.00	158,832.44	246,300.00	260,000.00
Streetlights	18,701.21	10,000.00	28,701.21	40,000.00	40,000.00
Tax Preparation Fee	12.84	-	12.84	20.00	50.00
Contingency	-	721.25	721.25	2,885.00	2,025.00
Total Expenses	\$ 200,566.42	\$ 120,433.75	\$ 320,500.17	\$ 503,255.00	\$ 525,000.00
Net Income (Loss)	\$ 335,414.23	\$ (120,433.75)	\$ 215,480.48	\$ -	\$ -



Magic Place CDD
FY 2027 O&M Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	\$ 859.67	\$ 859.67	\$ 0.00



Magic Place Community Development District

Fiscal Year 2027

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.”

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

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.



Magic Place Community Development District

Fiscal Year 2027

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

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.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

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.

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



Magic Place Community Development District

Fiscal Year 2027

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.

Additional Insurance

Additional 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.

Tax Preparation Fee

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Contingency

Other expenses incurred throughout the year.



**Magic Place Community Development District
FY 2027 Adopted Debt Service Budget**

**FY2027 Adopted
Series 2019 Budget**

REVENUES:

Special Assessments	\$	1,494,253.13
TOTAL REVENUES	\$	<u>1,494,253.13</u>

EXPENDITURES:

Interest 11/01/2026	\$	372,237.50
Interest 05/1/2027	\$	385,000.00
Principal 05/1/2027	\$	372,237.50
TOTAL EXPENDITURES	\$	<u>1,129,475.00</u>

EXCESS REVENUES	\$	<u>364,778.13</u>
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Interest 11/01/2027	\$	364,778.13
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RESOLUTION 2026-08

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“FY 2027 Budget”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the FY 2027 Budget; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Upon completion of the preliminary assessment roll, the Board chose August 3, 2026 at 10:00am at 7430 Brooklyn Dr., Kissimmee, FL 34747 as the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and

advisability of the Services, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapter 190, Florida Statutes.

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

(j) On August 3, 2026, at the public hearing specified in paragraph (h) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (h) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 3rd day of August, 2026.

ATTEST:

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A Fiscal Year 2026-2027 Budget
Exhibit B Assessment Roll

Exhibit A



Magic Place CDD

Proposed FY 2027 Budget

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



Exhibit A
Magic Place Community Development District
Proposed FY2027 Operations & Maintenance Budget

	Actual Through 06/30/26	Anticipated Jul - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On- Roll Assessment	\$ 524,123.85	\$ -	\$ 524,123.85	\$ 503,255.00	\$ 503,255.00
Interest Income	8,782.84	-	8,782.84	-	-
Carry Forward	-	-	-	-	21,745.00
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	-
Net Revenues	\$ 535,980.65	\$ -	\$ 535,980.65	\$ 503,255.00	\$ 525,000.00
CDD General & Administrative Expenses					
Supervisor Fees	\$ 800.00	\$ 600.00	\$ 1,400.00	\$ -	\$ 2,000.00
Trustee Services	5,601.92	-	5,601.92	6,000.00	6,000.00
Management	24,750.00	8,250.00	33,000.00	33,000.00	35,000.00
Engineering	2,015.00	2,500.00	4,515.00	10,000.00	10,000.00
Disclosure Agent	3,750.00	1,250.00	5,000.00	5,000.00	5,000.00
Property Appraiser	267.92	-	267.92	400.00	400.00
District Counsel	2,005.50	5,000.00	7,005.50	20,000.00	20,000.00
Postage & Shipping	71.06	100.00	171.06	400.00	400.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Re-Amortization Schedule	-	-	-	250.00	250.00
Arbitrage	-	500.00	500.00	500.00	600.00
Audit	4,100.00	-	4,100.00	3,600.00	4,500.00
Legal Advertising	456.52	900.00	1,356.52	3,600.00	3,600.00
Miscellaneous	-	62.50	62.50	250.00	250.00
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Public Officials' Liability Insurance	3,466.00	-	3,466.00	3,679.00	4,000.00
General Liability Insurance	4,236.00	-	4,236.00	4,496.00	5,000.00
Additional Insurance	500.00	-	-	500.00	550.00
Irrigation	23,175.01	25,000.00	48,175.01	100,000.00	100,000.00
Lake Maintenance	-	3,000.00	3,000.00	12,000.00	15,000.00
Landscaping Maintenance and Material	97,257.44	61,575.00	158,832.44	246,300.00	260,000.00
Streetlights	18,701.21	10,000.00	28,701.21	40,000.00	40,000.00
Tax Preparation Fee	12.84	-	12.84	20.00	50.00
Contingency	-	721.25	721.25	2,885.00	2,025.00
Total Expenses	\$ 200,566.42	\$ 120,433.75	\$ 320,500.17	\$ 503,255.00	\$ 525,000.00
Net Income (Loss)	\$ 335,414.23	\$ (120,433.75)	\$ 215,480.48	\$ -	\$ -

Exhibit B

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4063-0001-5410	N		1736.54	-	1,736.54
10-25-28-4063-0001-5420	N		3043.24	-	3,043.24
10-25-28-4063-0001-5430	N		4195.2	-	4,195.20
10-25-28-4063-0001-FD20	N		85949.96	-	85,949.96
10-25-28-4063-0001-FD30	N		159039.24	-	159,039.24
10-25-28-4064-0001-0010	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0020	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0030	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0040	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0050	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0060	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0070	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0080	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0090	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0100	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0110	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0120	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0130	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0140	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0150	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0160	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0170	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0180	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0190	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0200	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0210	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0220	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0230	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0240	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0250	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0260	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0270	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0280	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0290	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0300	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0310	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0320	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0330	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0340	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0350	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0360	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0370	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0380	N		859.67	2,582.91	3,442.58

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4064-0001-0390	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0400	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0410	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0420	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0430	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0440	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0450	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0460	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0470	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0480	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0490	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0500	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0510	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0520	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0530	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0540	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0550	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0560	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0570	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0580	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0590	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0600	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0610	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0620	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0630	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0640	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0650	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0660	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0670	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0680	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0690	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0700	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0710	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0720	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0730	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0740	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0750	N		859.67	2,582.91	3,442.58
10-25-28-4064-0001-0760	N		859.67	2,582.91	3,442.58
10-25-28-4064-TRAC-546R	N		11468.02	-	11,468.02
10-25-28-4064-TRAC-6170	N		2957.27	38,363.28	41,320.55
10-25-28-4064-TRAC-6210	N		2828.32	-	2,828.32
10-25-28-4065-0001-0770	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0780	N		859.67	2,582.91	3,442.58

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4065-0001-0790	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0800	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0810	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0820	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0830	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0840	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0850	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0860	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0870	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0880	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0890	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0900	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0910	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0920	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0930	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0940	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0950	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0960	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0970	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0980	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-0990	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1000	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1010	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1020	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1030	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1040	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1050	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1060	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1070	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1080	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1090	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1100	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1110	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1120	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1130	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1140	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1150	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1160	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1170	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1180	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1190	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1200	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1210	N		859.67	2,582.91	3,442.58

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4065-0001-1220	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1230	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1240	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1250	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1260	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1270	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1280	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1290	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1300	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1310	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1320	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1330	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1340	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1350	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1360	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1370	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1380	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1390	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1400	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1410	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1420	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1430	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1440	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1450	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1460	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1470	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1480	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1490	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1500	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1510	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1520	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1530	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1540	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1550	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1560	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1570	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1580	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1590	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1600	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1610	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1620	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1630	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1640	N		859.67	2,582.91	3,442.58

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4065-0001-1650	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1660	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1670	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1680	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1690	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1700	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1710	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1720	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1730	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1740	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1750	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1760	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1770	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1780	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1790	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1800	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1810	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1820	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1830	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1840	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1850	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1860	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1870	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1880	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1890	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1900	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1910	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1920	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1930	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1940	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1950	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1960	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1970	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1980	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-1990	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2000	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2010	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2020	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2030	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2040	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2050	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2060	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2070	N		859.67	2,582.91	3,442.58

Magic Place CDD					
Fiscal Year 2027 Assessment Roll					
ParcelID	CONF		O&M	DS	Total
10-25-28-4065-0001-2080	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2090	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2100	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2110	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2120	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2130	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2140	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2150	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2160	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2170	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2180	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2190	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2200	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2210	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2220	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2230	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2240	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2250	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2260	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2270	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2280	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2290	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2300	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2310	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2320	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2330	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2340	N		859.67	2,582.91	3,442.58
10-25-28-4065-0001-2350	N		859.67	2,582.91	3,442.58
10-25-28-4065-00FD-1R10	N		41642.49	540,208.44	581,850.93
10-25-28-4065-TRAC-6240	N		6421.75	-	6,421.75
10-25-28-4065-TRAC-6250	N		14072.82	-	14,072.82
		gross	535,377.30	1,185,555.57	1,720,932.87
		fee	32,122.64	71,133.33	103,255.97
		net	503,254.66	1,114,422.24	1,617,676.90



Magic Place Community Development District

Consideration of PFM Fee Increase Letter



July 1, 2026

Ms. Doris Houck
Chairman of the Board of Supervisors
Magic Place Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Dear Ms. Houck:

pfm

3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817
407.723.5900

pfm.com

Thank you for the opportunity to continue serving as District Manager to the Magic Place Community Development District (the "District"). The agreement in place between our firm and the District dated January 11, 2019 provides for the review and adjustment annually of our fees pursuant to the District's annual budget process. We are respectfully requesting an increase in our annual fee for District Management services from \$33,000 to \$35,000 for Fiscal Year 2027.

Please note this change will be effective on the billing for October 2026, in conjunction with the District's new Fiscal Year.

Provided the changes are acceptable, please have an authorized official of the District sign and return a copy of this letter to us to acknowledge the increase.

Sincerely,

PFM MANAGEMENT SERVICES LLC


Senior District Manager

Accepted by:

(Signature)

(Print Name)

(Date)



Magic Place Community Development District

Discussion Regarding Damaged Landscape Material

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



Magic Place Community Development District

Discussion regarding Phase 1B Maintenance



Magic Place Community Development District

Discussion Regarding TOHO Project Punch List

- **Consideration of Proposal to Provide
Irrigation System Calculations with
Kimley-Horn**



July 23, 2026

Frederico Gontijo, Construction Director
Magic Place CDD
7430 Brooklyn Dr.
Kissimmee, FL 34747

Re: Irrigation Design Services for Magic Place

Dear Mr. Gontijo:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this Letter Agreement (the "Agreement") to the Magic Place CDD ("Client") for providing professional services to fulfill the Toho Water Authority's Efficiency Program checklist and irrigation system calculations.

Consultant will provide the services specifically set forth below.

Project Understanding

Since completing the landscape and irrigation design for the Magic Place property, the Toho Water Authority (Toho) has instituted new required calculations for completing additional Efficiency Program checklist requirements and they have instituted a reduced operating PSI required for approval. This proposal is to complete all of the required changes that can be completed at the design phase to provide the Magic Village team with the irrigation spreadsheet and the Program Efficiency Checklist filled out with the appropriate documentation for the design portion of the exterior landscape and irrigation components of project.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Calculations and Checklist Preparation

- Create new base file from archived design documents
- Redesign system to operate at the 40 PSI requirement
- Develop landscape calculation for checklist item LC 5: 30% tree canopy shade coverage of open spaces at maturity
- Develop landscape calculation for checklist item IRC 1: High volume does not irrigate more than of total landscape area
- Add native plant material calculation
- Complete water budget calculator
- Fill out TEP checklist

Services Not Included

Any other services, including all design adjustments, graphics, plan submittals or meetings are not included in this Agreement.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and

performed at our then current hourly rates.

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives.

For the services set forth above, Client shall pay Consultant the following compensation:

TASK	DESCRIPTION	FEE
1	Irrigation Plan Revisions	\$6,200

Task 1 will be performed for lump sum labor fees, plus expenses. Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed and expenses incurred as of the invoice date. Payment will be due within 25 days of receipt of the invoice.

THIS SPACE IS INTENTIONALLY LEFT BLANK

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to Magic Place CCD.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn Project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

KIMLEY-HORN AND ASSOCIATES, INC.



Greg Witherspoon, PLA, AICP
Project Manager

MAGIC PLACE CDD

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

**KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
 - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
 - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
 - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
 - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
 - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
 - f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
 - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
 - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
 - a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
 - b. The Client will remit all payments electronically to:
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number: 2073089159554
ABA#: 121000248
 - c. The Client will send the Project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
 - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
 - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
 - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such

expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
 - 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's Services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the Terms of Service set forth at <https://www.khtsinc.com/terms-of-Service/> which terms are incorporated herein by reference.
 - 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
 - 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.
 - 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
 - 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's

officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Professional Liability Insurance.** Kimley-Horn will maintain a professional liability insurance policy for the Services provided by Kimley-Horn during the course of this Agreement.
- 13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 14) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 15) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation.
- 16) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's Services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its Services until the hazardous substance or condition is eliminated.
- 17) **Construction Phase Services.**
 - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
 - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
 - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff

with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
- 20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Florida. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

(21) PURSUANT TO FS 558.0035, EMPLOYEES OF KIMLEY-HORN MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE UNDER THIS AGREEMENT.

Rev 02/2026

05/29/2026

IRRIGATION:

1. Minimum pressure should be 40PSI. Submittal states 60.
2. No water budget calculator
3. No IRC1 table

LANDSCAPE:

1. No LC5 table

INSIDE:

1. NA I assume as this is the surrounding areas. If this is inclusive a certain lot then inside is needed for that building.

COMMENTS:

1. No TEP checklist. You should be using this for the design and checking of each item and fully completing form.



Magic Place Community Development District

Ratification of the Landscape and Maintenance Agreement with Paradise Lawns

**AGREEMENT BETWEEN THE MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT AND PARADISE
LAWNS & LANDSCAPING INC. FOR MAINTENANCE SERVICES**

THIS AGREEMENT is made and entered into this 8 day of June, 2026, by and between Magic Place Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the "District"), and Paradise Lawns & Landscaping, Inc., a Florida profit corporation ("Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct, operate, and maintain systems, facilities, and infrastructure within and without the boundaries of the District; and

WHEREAS, the District owns and/or maintains certain landscaped areas, common areas, rights-of-way, stormwater facilities and related improvements within the areas of the District (the "District Property"), as generally depicted in Exhibit "A"; and

WHEREAS, the District desires to retain Contractor to provide landscape maintenance services for the District Property, as more specifically described in Exhibit "B"; and

WHEREAS, Contractor represents that it is qualified, experienced, and capable of providing such services and desires to provide the same in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the District and Contractor (collectively, the "Parties"), the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES AND OBLIGATIONS. Contractor shall provide all labor, supervision, equipment, and materials necessary to perform landscape maintenance services for the District Property in a professional, safe, and workmanlike manner. Contractor shall perform all services in accordance with applicable federal, state, and local laws, ordinances, and regulations, and in accordance with the scope of services described in Exhibit "B," which is attached hereto and incorporated herein.

Contractor shall regularly inspect the District Property and shall promptly notify the District Manager of any unsafe conditions, irrigation failures, or conditions requiring repair beyond routine maintenance. Contractor shall be responsible for performing routine maintenance and shall coordinate with the District Manager regarding any non-routine or additional work.

Contractor shall exercise due care in the performance of its services and shall be responsible for repairing any damage to District Property caused by its operations.

Contractor's services shall include, stormwater pond maintenance according to the schedules and standards described in Exhibit "B." These services shall be performed at the frequencies set forth therein. Contractor shall also provide periodic quality control or service reports as reasonably requested by the District.

SECTION 3. TERM. The term of this Agreement is for a period of one (1) years commencing on July 1st, 2026 and shall automatically renew for successive one (1) year terms unless otherwise terminated by either party. Both the District and Contractor shall have the right to terminate this Agreement effective immediately at any time due to Contractor's failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause.

SECTION 4. INSURANCE. Contractor shall maintain, at its own expense and throughout the term of this Agreement, workers' compensation insurance in accordance with Florida law, commercial general liability insurance with limits of not less than \$1,000,000 per occurrence, and automobile liability insurance with limits of not less than \$2,000,000 combined single limit. The District, its staff, and its consultants shall be named as additional insureds on the general liability policy.

SECTION 5. INDEMNIFICATION. Contractor shall indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against any and all claims, damages, liabilities, losses, and expenses arising out of or related to Contractor's performance of services under this Agreement, except to the extent caused by the negligence or willful misconduct of the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 7. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other.

SECTION 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 Contractor.

SECTION 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.
Email: Mark.Watts@CobbCole.com

B. If to CONTRACTOR:

Paradise Lawns and Landscaping, Inc.
2151 Lois Lane (SR520)
Cocoa, Florida 32926

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 10. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 11. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

SECTION 12. SEVERABILITY. The invalidity or unenforceability of anyone or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 13. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this

Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

[This space intentionally left blank. Signature pages to follow]

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

MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT

By: Doris H. Houch

Print Name: DORIS H Houch

Title: Chair

Date: 6/2/2026

PARADISE LAWNS AND
LANDSCAPING, INC.

By: Bobby Shaw

Print Name: Bobby Shaw

Title: Vice President

Date: 6/8/2026

Exhibit A

District Property

Exhibit B

Landscape Maintenance Agreement



Landscape Maintenance Services		Monday, June 1, 2026	
Contract Location		Customer Info	
Magic Place CDD		Magic CDD	
5500 W Orlo Bronson Memorial Highway		5500 W Orlo Bronson Memorial Highway	
Kissimmee, FL 34746		Kissimmee, FL 34746	
		Alexandre Ribeiro	
		alexandre.ribeiro@magiccompany.com	
		407-969-3669	

Grounds Maintenance	Measurement	Frequency	Monthly	Yearly
Phase I	- sf	38 x	\$ 912.00	\$ 10,944.00
Roadway Bahia	314,384 sf	38 x	\$ 2,533.33	\$ 30,400.00
Additional Services	0 hr	0 x	\$ -	\$ -
Bed Weeding	26,451 sf	26 x	\$ 69.33	\$ 832.00
Pruning/Detail	26,451 sf	10 x	\$ 480.00	\$ 5,760.00

Fertilization and Pest Control

Lawn	- sf	- x	\$ -	\$ -
Shrub	26,451 sf	2 x	\$ 48.49	\$ 581.92
Bahia	314,384 sf	2 x	\$ 419.18	\$ 5,030.14
Palm & Magnolia Fert	10 ea	4 x	\$ 66.67	\$ 800.00

Irrigation Inspections

System Check		12 x	\$ 275.00	\$ 3,300.00
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Contract Amount: \$ 4,804.01 \$ 57,648.07

Mulch	Measurement	Frequency	Monthly	Yearly
Hardwood (Brown)	1 cy	0 x	\$ -	\$ 70.00
Arbor Care				
Palm Pruning	10 ct	1 x	\$ -	\$ 650.00
Oak Trimming	- Day Rate	0 x	\$ -	\$ -
Crape Pruning	118 ct	1 x	\$ -	\$ 5,310.00
Leaf Clean Up	- hr	0 x	\$ -	\$ -
Floral Program				
Annuals Flowers	- ct	0 x	\$ -	\$ -
Soil	- cy	0 x	\$ -	\$ -
Poinsettias	- ct	0 x	\$ -	\$ -

Notes: The pricing below your contracted amount is estimated and not guaranteed. Please ask your Account Manager for an updated proposal when these services are required.

Add'l Services: \$ - \$ 6,030.00

Bobby Shaw
Vice President
(321) 848-8998
bshaw@paradiselawnsfl.com

Date

Authorized Approver (Print) Date

Authorized Approver (Signature) Date

Authorizing Agent (Title) Date



Landscape Maintenance Services		Monday, June 1, 2026
Contract Location	Customer Info	
Magic Place CDD	Magic CDD	Alexandre Ribeiro
5500 W Orlo Bronson Memorial Highway	5500 W Orlo Bronson Memorial Highway	alexandre.ribeiro@magiccomp
Kissimmee, FL 34746	Kissimmee, FL 34746	407-969-3669

Terms of Contract

Method of Billing:	Contract Amount:	Based on Approved Services	
	12 Equal payments of	\$	- beginning _____
	A prorated amount of	\$	- will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to maintain; **Magic Place CDD** and will perform the services as specified on the proposal price page. The length of this agreement is (1) year from the executed date and will automatically renew on the same date the following year. This contract includes a "30 Day Right to Correct" should either party feel the contract is not being followed. This means "Written" documentation from the date of incident will be sent to both parties outlining what the problem is and how it should be resolved. If not corrected in that time frame, a 30 day "Written Notice of Cancellation" shall be issued and executed at such time. All open balances are considered due should either party terminate the contract. All amortized amounts are subject to balances should the contractual cycle end before all direct expenses are recovered by Paradise Lawns. Any litigation costs are at the expense of each party. Paradise is insured for workman's compensation, general liability and automobile liability. Certificates of insurance are available upon request.

Payment must be received by the 1st, following the previous months service. If payment is more than 15 days past due services will be postponed until payment is made. Any delinquencies over 30 days are subject to a 5% penalty per month.

Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God.

Paradise completes a customer audit at the end of each contract and takes into consideration our over-all performance. This determine if the contract v remain static or if any adjustments are required. Prior to any changes, a complete outline will be submitted supporting our request. Increase's vary from (Min 3% - Max 10%). In most cases, yearly costs rise and we strive to be transparent while keeping everyone updated.

Paradise Lawns & Landscape, Inc. is thankful for your consideration of our proposal. Should any changes be needed please contact us at (877) 282-6611. The attached prices are not subject to change unless both parties agree upon the set amount. Fuel surcharges are enforced should Paradise incur such costs. Paradise uses www.fuelgaugereport.aaa.com to calculate the cost and the invoice will indicate the percentage billed. Landscape Enhancements are not included in this agreements unless otherwise stated in a written addendum.

Bobby Shaw
Vice President
(321) 848-8998
bshaw@paradiselawnsfl.com

Date

Authorized Approver (Print) Date

Authorized Approver (Signature) Date

Authorizing Agent (Title) Date



Magic Place Community Development District

**Ratification of Payment Authorization Nos.
90 – 93**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 090
5/1/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
14986	DORA LANDSCAPING, LLC (MPCDD)	05/01/2026	Magic Place CDD	3,605.00
14987	DORA LANDSCAPING, LLC (MPCDD)	05/01/2026	Magic Place CDD	8,780.75
16497-043026	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	04/30/2026	Magic Place CDD	1,513.79
7BA85DEF-0122	OSCEOLA NEWS GAZETTE (MPCDD)	04/18/2026	Magic Place CDD	65.88
Total:				13,965.42

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. 091
5/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4721	BOYD CIVIL ENGINEERING, INC. (MPCDD)	05/07/2026	Magic Place CDD	390.00
81342	COBB COLE (MPCDD)	05/04/2026	Magic Place CDD	225.00
2026.05.11	Doris H Houck (MPCDD)	05/11/2026	Magic Place CDD	200.00
DM-05-2026-44	PFM Management Services LLC (MPCDD)	05/05/2026	Magic Place CDD	2,750.00
OE-EXP-05-2026-35	PFM Management Services LLC (MPCDD)	05/06/2026	Magic Place CDD	0.74
Total:				3,565.74

Secretary

Fauang
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. 092
5/22/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
92634-052026	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	05/20/2026	Magic Place CDD	672.89
7BA85DEF-0127	OSCEOLA NEWS GAZETTE (MPCDD)	05/13/2026	Magic Place CDD	65.88
8482	VGLOBALTECH (MPCDD)	05/01/2026	Magic Place CDD	125.00
Total:				863.77

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

Review of District Financial Statements



Magic Place CDD

June 2026 Financial Package

June 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 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 584,765.61				\$ 584,765.61
Due From Other Funds		\$ 4,805.19			4,805.19
Debt Service Reserve Series 2019		1,125,650.00			1,125,650.00
Revenue Series 2019		556,837.97			556,837.97
Interest Series 2019		49.83			49.83
Prepayment Series 2019		21,147.84			21,147.84
Sinking Fund Series 2019		79.20			79.20
Acquisition/Construction Series 2019			\$ 62,133.65		62,133.65
Total Current Assets	\$ 584,765.61	\$ 1,708,570.03	\$ 62,133.65	\$ -	\$ 2,355,469.29
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,703,764.84	\$ 1,703,764.84
Amount To Be Provided				15,221,235.16	15,221,235.16
Total Investments	\$ -	\$ -	\$ -	\$ 16,925,000.00	\$ 16,925,000.00
Total Assets	\$ 584,765.61	\$ 1,708,570.03	\$ 62,133.65	\$ 16,925,000.00	\$ 19,280,469.29
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 10,570.76				\$ 10,570.76
Total Current Liabilities	\$ 10,570.76	\$ -	\$ -	\$ -	\$ 10,570.76
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 16,925,000.00	\$ 16,925,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 16,925,000.00	\$ 16,925,000.00
Total Liabilities	\$ 10,570.76	\$ -	\$ -	\$ 16,925,000.00	\$ 16,935,570.76
<u>Net Assets</u>					
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	335,414.23				335,414.23
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		42,370.37			42,370.37
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(8,111.46)		(8,111.46)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	\$ 574,194.85	\$ 1,708,570.03	\$ 62,133.65	\$ -	\$ 2,344,898.53
Total Liabilities and Net Assets	\$ 584,765.61	\$ 1,708,570.03	\$ 62,133.65	\$ 16,925,000.00	\$ 19,280,469.29



Magic Place CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 524,123.85				\$ 524,123.85
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 1,164,607.92			1,164,607.92
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	<u>\$ 527,197.81</u>	<u>\$ 1,171,438.30</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,698,636.11</u>
Expenses					
Supervisor Fees	\$ 800.00				\$ 800.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	24,750.00				24,750.00
Engineering	2,015.00				2,015.00
Disclosure Agent	3,750.00				3,750.00
Property Appraiser	267.92				267.92
District Counsel	2,005.50				2,005.50
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Tax Preparation	12.84				12.84
Postage & Shipping	71.06				71.06
Legal Advertising	456.52				456.52
Web Site Maintenance	1,725.00				1,725.00
Dues, Licenses, and Fees	175.00				175.00
Electric	18,701.21				18,701.21
Irrigation	23,175.01				23,175.01
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	97,257.44				97,257.44
Principal Payment		\$ 405,000.00			405,000.00
Interest Payments		759,901.58			759,901.58
Capital Expenditures			\$ 9,630.00		9,630.00
Total Expenses	<u>\$ 200,566.42</u>	<u>\$ 1,164,901.58</u>	<u>\$ 9,630.00</u>	<u>\$ -</u>	<u>\$ 1,375,098.00</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 8,782.84				\$ 8,782.84
Interest Income		\$ 35,833.65			35,833.65
Interest Income			\$ 1,518.54		1,518.54
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 8,782.84</u>	<u>\$ 35,833.65</u>	<u>\$ 1,518.54</u>	<u>\$ -</u>	<u>\$ 46,135.03</u>
Change In Net Assets	\$ 335,414.23	\$ 42,370.37	\$ (8,111.46)	\$ -	\$ 369,673.14
Net Assets At Beginning Of Year	<u>\$ 238,780.62</u>	<u>\$ 1,666,199.66</u>	<u>\$ 70,245.11</u>	<u>\$ -</u>	<u>\$ 1,975,225.39</u>
Net Assets At End Of Year	<u><u>\$ 574,194.85</u></u>	<u><u>\$ 1,708,570.03</u></u>	<u><u>\$ 62,133.65</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,344,898.53</u></u>



Magic Place CDD
Budget to Actual
For the month ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 524,123.85	\$ 377,441.25	\$ 146,682.60	\$ 503,255.00	104.15%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 527,197.81	\$ 377,441.25	\$ 149,756.56	\$ 503,255.00	104.76%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 4,500.00	\$ 1,101.92	\$ 6,000.00	93.37%
Management	24,750.00	24,750.00	-	33,000.00	75.00%
Engineering	2,015.00	7,500.00	(5,485.00)	10,000.00	20.15%
Disclosure Agent	3,750.00	3,750.00	-	5,000.00	75.00%
District Counsel	2,005.50	15,000.00	(12,994.50)	20,000.00	10.03%
Postage & Shipping	71.06	300.00	(228.94)	400.00	17.77%
Property Appraiser	267.92	300.00	(32.08)	400.00	66.98%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Re-Amortization Schedule	-	187.50	(187.50)	250.00	0.00%
Audit	4,100.00	2,700.00	1,400.00	3,600.00	113.89%
Legal Advertising	456.52	2,700.00	(2,243.48)	3,600.00	12.68%
Miscellaneous	-	187.50	(187.50)	250.00	0.00%
Arbitrage	-	375.00	(375.00)	500.00	0.00%
Web Site Maintenance	1,725.00	2,025.00	(300.00)	2,700.00	63.89%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	2,759.25	706.75	3,679.00	94.21%
General Liability Insurance	4,236.00	3,372.00	864.00	4,496.00	94.22%
Additional Insurance	500.00	375.00	125.00	500.00	100.00%
Irrigation	23,175.01	75,000.00	(51,824.99)	100,000.00	23.18%
Lake Maintenance	-	9,000.00	(9,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	97,257.44	184,725.00	(87,467.56)	246,300.00	39.49%
Streetlights	18,701.21	30,000.00	(11,298.79)	40,000.00	46.75%
Tax Preparation Fee	12.84	15.00	(2.16)	20.00	64.20%
Supervisor Fees	800.00	-	800.00	-	0.00%
Contingency	-	2,163.75	(2,163.75)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 200,566.42	\$ 377,441.25	\$ (176,874.83)	\$ 503,255.00	39.85%
Total Expenses	\$ 200,566.42	\$ 377,441.25	\$ (176,874.83)	\$ 503,255.00	
Income (Loss) from Operations	\$ 326,631.39	\$ -	\$ 326,631.39	\$ -	
Other Income (Expense)					
Interest Income	\$ 8,782.84	\$ -	\$ 8,782.84	\$ -	
Total Other Income (Expense)	\$ 8,782.84	\$ -	\$ 8,782.84	\$ -	
Net Income (Loss)	\$ 335,414.23	\$ -	\$ 335,414.23	\$ -	



Magic Place Community Development District

Staff Reports



Magic Place Community Development District

District Engineer