

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 Special Board of Supervisors' Meeting for the Magic Place Community Development District ("District"), scheduled to begin at **10:00 a.m. on Monday September 21, 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 August 3, 2026, Board of Supervisor's Meeting**
- 3. **Ratification of FY27 Insurance Renewal Proposal**

General Business Matters

- 4. **Consideration of Damaged Landscape Restoration Proposal**
- 5. **Discussion Regarding Phase 1B Maintenance**
- 6. **Consideration of the FY 2026 Auditor Engagement Letter with Grau & Associates**
- 7. **Ratification of the FY 2026 Arbitrage Engagement Letter with LLS Tax Solutions Inc.**
- 8. **Ratification of the First Amendment to Maintenance Agreement with Paradise Lawn**
- 9. **Ratification of Kimley-Horn Agreement for Irrigation Calculation Services**
(provided under separate cover)
- 10. **Ratification of Payment Authorization Nos. 94 – 100**
- 11. **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 August 3,
2026, Board of Supervisor's Meeting**

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, August 3, 2026, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Doris Houck
Sue Legentil
Frederico Gontijo

Chairperson
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Audrey Ryan
Mark Watts
James Curley

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

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order/Roll Call

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:38 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)

This item was deferred.

Consideration of the Minutes of the July 6, 2026, Board of Supervisor's Meeting

The Board reviewed the minutes.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Minutes of the July 6, 2026, Board of Supervisors' Meeting.

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

Ms. Gaarlandt reviewed the annual meeting schedule. She noted the meetings would continue at the current location, day, and time; changes can be made as needed.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 with meetings on the first Monday of the Month at 10:00 a.m. at 7430 Brooklyn Dr. Kissimmee, FL 34747.

Consideration of Resolution 2026-06, Adopting the Goals, Objectives and Performance Measures and Standards

Ms. Gaarlandt noted there were no changes to the Goals, Objectives and Performance Measures and Standards the Board adopted last year.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-06, Adopting the Goals, Objectives and Performance Measures and Standards.

SECOND ORDER OF BUSINESS

General Business Matters

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**

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District opened the Public Hearing.

There were no members of the public present.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District Closing the Public Hearing

Ms. Gaarlandt asked for conformation that were no changes to the Budget that was presented to the Board at the preliminary budget hearing.

Ms. Ryan Confirmed.

There were no Board comments.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

Ms. Gaarlandt noted this resolution adopts the funding of the Districts budget.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection.

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt noted the fee Increase was mentioned at the last Board Meeting as it was present within the preliminary budget.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the PFM Fee Increase Letter

Discussion Regarding Damaged Landscape Material

• Landscape Restoration Proposal(s)

Ms. Gaarlandt noted a Proposal has not been received yet.

Mr. Gontijo stated he met with vendors and has been in communication but has not received a proposal. He noted the vendors are getting close to providing a proposal to the District.

Mr. Gontijo explained the damage that was caused and the plan for remedy.

There was a brief discussion regarding receiving additional proposals.

This item was deferred.

Consideration of Clean-up Proposal with Paradise Lawns

Mr. Gontijo confirmed this proposal will take care of the cleanup.

Mr. Watts stated after the final proposal is finalized his office can prepare an addendum to the current agreement with Paradise Lawns.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Clean-up Proposal with Paradise Lawns

Discussion Regarding Phase 1B Maintenance

Mr. Gonjito stated currently Phase 1B has a Landscape Maintenance vendor in place but would like to make a change.

He noted a request for proposal was sent to Paradise Lawns to service Phase 1B.

This item was deferred

Discussion Regarding Toho Project Punch List

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

The Board reviewed and discussed the Proposal from Kimley-Horn.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved Proposal to Provide Irrigation System Calculation with Kimley-Horn.

Ratification of Landscape and Maintenance Agreement with Paradise Lawns

The Board reviewed the ratification.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District Ratified Landscape and Maintenance Agreement with Paradise Lawns.

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

The Board reviewed the payment authorizations.

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Payment Authorizations Nos. 90-93.

**Review of District Financial
Statements**

Ms. Gaarlandt noted that as of June 30, 2026, the District is just over \$200,000.00 in expenditure.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No Report.

District Engineer – No Report

Ms. Gaarlandt noted that there were still outstanding items on the report to complete the certificate.

District Manager – Ms. Gaarlandt noted that District staff will send out reminders for Ethics training.

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 Mr. Gontijo, with all in favor, the August 3, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Place Community Development District

Ratification of FY27 Insurance Renewal Proposal



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Magic Place Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Magic Place Community Development District
d/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126673

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

* Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement. These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docks and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress/ Egress	45 Consecutive Days
	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Lock and Key Replacement	\$2,500 any one occurrence
	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
	EE	Awnings, Gutters and Downspouts	Included
	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/ A		Not Included
Auto Medical Payments	N/ A		Not Included
Uninsured Motorists including Underinsured Motorists	N/ A		Not Included
Physical Damage Comprehensive Coverage	N/ A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/ A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/ A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/ A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/ \$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPL

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Magic Place Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126673

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,554
Public Officials and Employment Practices Liability	\$3,726
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$8,780

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Magic Place Community Development District

(Name of Local Governmental Entity)

By: Doris H. Houck Signature Doris Houck Print Name
Witness By: [Signature] Signature Gazman Kerr Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



Magic Place Community Development District

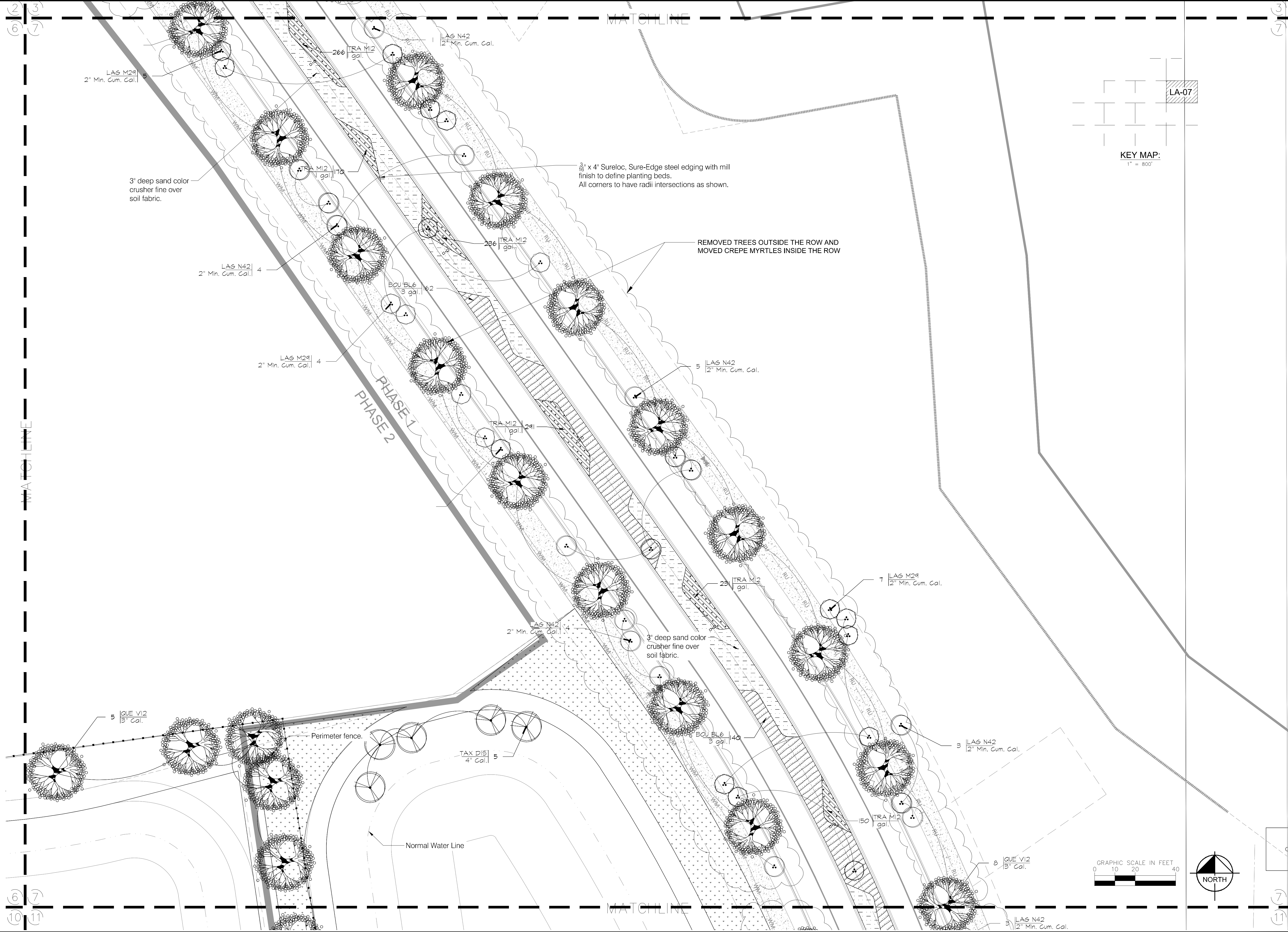
Consideration of Damaged Landscape Restoration Proposal





Handicap symbol
PARKING BY
DISABLED
PERMIT
ONLY
\$250 FINE

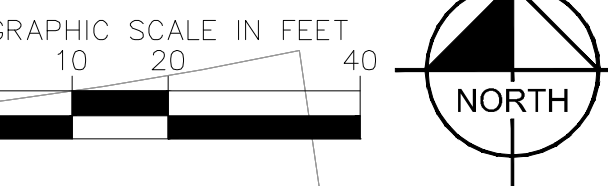
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KIMLEY-HORN PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
249506000		01/12/2024		AS SHOWN		GSW		JTD/CR		GSW	
KIMLEY-HORN ARCHITECT		S. WITHERSPOON		LA6667156		STATE OF FLORIDA		GREGORY		DATE: 2/5/2024	
Landscape Plan		MAGIC VILLAGE 3		OSCEOLA COUNTY		FLORIDA		SHEET NUMBER		LA-07	
KIMLEY-HORN		189 S ORANGE AVE., SUITE 1000, ORLANDO, FL 32801		PHONE: 407-898-1511		WWW.KIMLEY-HORN.COM		CA 00000696		REVISIONS	
BY		DATE		No.		No.		No.		No.	





[illegible]

~~MATCHLINE~~

REMOVED TREES OUTSIDE THE ROW AND
MOVED CREPE MYRTLES INSIDE THE ROW

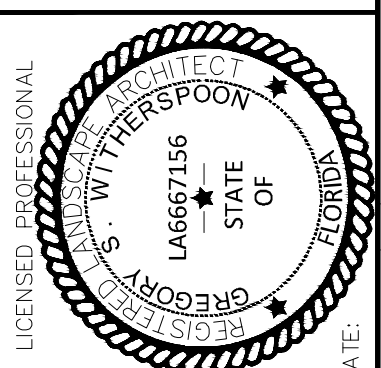
KEY MAP:
1" = 800'

— 3/16" x 4" Sureloc, Sure-Edge steel edging with mill finish to define planting beds.
All corners to have radii intersections as shown.

BLDG 1

[illegible]

Kimley»»Horn
189 S ORANGE AVE. SUITE 1000 ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696



K-H PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
249508000	01/12/2024	AS SHOWN	GSW	JTD/CR	GSW

LANDSCAPE PLAN

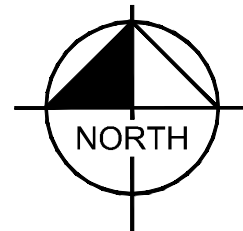
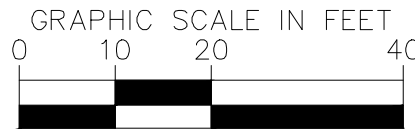
MAGIC VILLAGE 3

SHEET NUMBER
LA-11



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

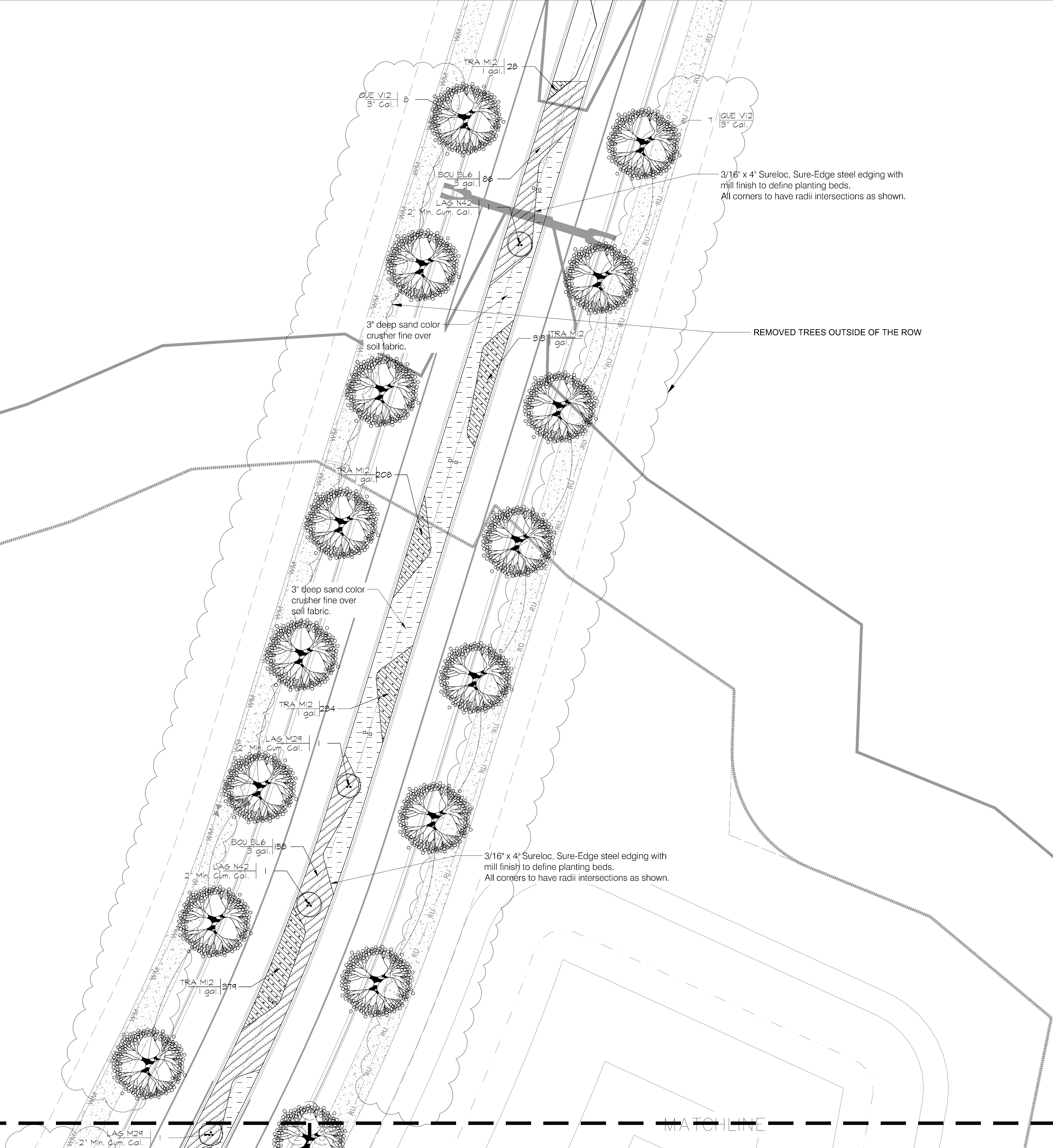
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(2)



KEY MAP:
1" = 800'

LA-01

MATCHLINE



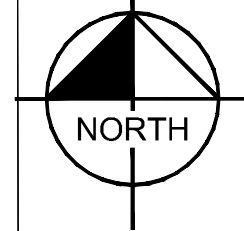
(1)
(3)

K-H PROJECT 249506000		DATE 01/12/2024		SCALE AS SHOWN		DESIGNED BY GSW		DRAWN BY JTD/CR		CHECKED BY GSW	
MAGIC VILLAGE 3		LANDSCAPE PLAN		KIMLEY-HORN		S. WITHERSPOON LA6667156 STATE OF FLORIDA		189 S ORANGE AVE., SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696		REVISIONS	
OSCEOLA COUNTY		FLORIDA		No.		DATE		BY			





LA-03



Date
8/20/26



Proposal #
TR-2026-2960

Landscape Installation Proposal

Property Name: Magic Place

Contact Information: Alexandre Ribeiro

Frederico Gontijo

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts

321-448-6050

support@paradiselawnsfl.com

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks. proposal is to install plants in medians.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Installation of	Oleander Bush - White		Orange large beds	3 gal	230	EA	\$20.00	\$ 4,600.00
	Ixora - Dwarf Red			1 gal	1,570	EA	\$9.50	\$ 14,915.00
								\$ -
Installation of	Yucca - Adam's Needle		Orange small beds	1 gal	520	EA	\$9.50	\$ 4,940.00
								\$ -
Irrigation Modifications					1	EA	\$650.00	\$ 650.00
Mulch - Brown Dyed Cypress					69	EA	\$61.00	\$ 4,209.00

Sub Total: \$ 29,314.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Installation of	Oleander Bush - White		Blue large beds	3 gal	184	EA	\$20.00	\$ 3,680.00
	Ixora - Dwarf Red			1 gal	1,256	EA	\$9.50	\$ 11,932.00
								\$ -
Installation of	Yucca - Adam's Needle		Blue small beds	1 gal	420	EA	\$9.50	\$ 3,990.00
								\$ -
Irrigation Modifications					1	EA	\$475.00	\$ 475.00
Mulch - Brown Dyed Cypress					51	EA	\$61.00	\$ 3,111.00

Sub Total: \$ 23,188.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Total: \$ 52,502.00



Proposal #
TR-2026-2960

Landscape Installation Proposal

Thursday, August 20, 2026

Property Name: Magic Place

Contact Information: 0

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050
support@paradiselawnsfl.com

Terms of Contract :

Contracted Amount	\$	52,502.00
50% Deposit Required	\$	26,251.00 starting _____
A prorated amount of	\$	- will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to install the listed material and will perform the services as specified on the proposal page. The length of this agreement is for (30) days from the executed date and will automatically be billed upon completion. Either party may terminate services with a 30 day written notice prior to work beginning. All open balances are considered due should either party terminate the contract. 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. Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God. 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.

Conditions: Any additional trips to the site caused by the customer for reasons uncontrolled by Paradise Lawns & Landscaping will result in a \$85.00 trip charge per event. Any changes made to the Scope of Work will result in additional charges to the purchaser. Transplanted plant material is not covered under any warranty. All material is guaranteed to be as specified on the proposal. Any plant changes or substitutions are an additional cost to the purchaser. All plant material must be watered daily or until the plant acclimates which usually happens in 4-6 weeks. Paradise is not responsible for additional water requirements outside of our initial installation. Paradise is a State Certified Irrigation Contractor and can be hired for additional fees unless noted in the above stated scope of work. Any repairs related to landscape installation will be billed on a time and materials bases. All work is to be completed in a professional manner according to standard Horticulture practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Paradise is not responsible for any unmarked underground utilities, any repair costs are at the expense of the owner.

Terms: Payment must be received once the job is completed, unless other arrangements are made. If payment is more than 5 days past its due date, a 2% penalty will be imposed every day after the projected date. Any delinquencies over 30 days are subject to a 5% penalty per month.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Paradise Lawns & Landscaping is authorized to do the work as specified. Paradise or Purchaser may cancel this contract at any time upon giving a 30 day notice or upon customer default of payment terms.

Tyler Roberts
321-448-6050
support@paradiselawnsfl.com

Date

Authorized Approver (Print)

Date

Authorized Approver (Signature)



Magic Place Community Development District

Discussion Regarding Phase 1B Maintenance



Magic Place Community Development District

**Consideration of the FY 2026 Auditor
Engagement Letter with Grau & Associates**



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 30, 2026

To Board of Supervisors
Magic Place Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Magic Place Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Magic Place Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also

responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$4,200 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2026, we will deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than January 15, 2027, in order for us to deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Magic Place Community Development District and believe this letter accurately summarizes the terms of our engagement. This letter with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Magic Place Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



Magic Place Community Development District

**Ratification of the FY 2026 Arbitrage
Engagement Letter with LLS Tax Solutions Inc.**



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 4, 2026

Magic Place Community Development District
c/o PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Magic Place Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$18,800,000 Magic Place Community Development District Special Assessment Revenue Bonds, Series 2019

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the annual calculation period beginning May 2, 2025, through the period ending May 1, 2026, is \$500, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Magic Place Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: Doris Houck

Print Name Doris Houck

Title Chair

Date: 8/24/2026



Magic Place Community Development District

Ratification of the First Amendment to Maintenance Agreement with Paradise Lawn

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

THIS FIRST ADDENDUM (the “Addendum”) is made and entered into this 3rd day of August, 2026, by and between **Magic Place Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “District”) and **Paradise Lawn & Landscaping, Inc.**, a Florida corporation (“Contractor”) (collectively the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District and Contractor previously entered into that certain Agreement for Maintenance Services, dated June 8, 2026, (the “Agreement”) for landscape maintenance services for areas owned by the District (the “District Property”); and

WHEREAS, the District desires to expand the scope of services within the District Property to include the additional maintenance and landscaping services described in Exhibit “A” and attached to this Addendum, which services shall be provided by Contractor within the District Property pursuant to the Agreement; and

WHEREAS, the Contractor agrees to perform these additional services in accordance with the terms and conditions set forth in this Addendum.

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, the Parties agree as follows:

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.
2. Scope of Services. Contractor agrees to perform supplemental services for the District Property, as described in more detail and attached as Exhibit “A.” The services shall be performed at the frequencies set forth therein.
3. Cost and Payment Terms. The District shall pay Contractor an additional monthly fee of \$2,900.00 for the services described in Section 2 to this Addendum, payable in accordance with the payment terms set forth in the Agreement.

4. Term. This Addendum shall commence on the date first written above and shall continue for the duration of the Agreement, unless terminated earlier in accordance with the terms of the Agreement.

5. Affirmation of the Agreement. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

6. Authorization. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and each of the Parties have full power and authority to comply with the terms and provisions of this Addendum.

7. Execution in Counterparts. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[Signatures on following page]

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

**MAGIC PLACE COMMUNITY
DEVELOPMENT DISTRICT**

By: Doris H Houck

Print Name: Doris Houck

Title: Chair

Date: 8/19/2026

**PARADICE LAWNS AND LANDSCAPING,
INC.**

By: _____

Print Name: _____

Title: _____

Date: _____

Exhibit “A”

Additional Services

Date
7/1/2026



Proposal #
TR-2026-2937

Landscape Installation Proposal

Property Name: Magic Place

Contact Information: Frederico Gontijo

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050
troberts@paradiselawnsfl.com

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks. This proposal is to clean up the property so it can properly be maintained.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Clean-Up			Beds and crack weeds		1	EA	\$2,500.00	\$ 2,500.00
Disposal of Debris					1	EA	\$400.00	\$ 400.00
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ 2,900.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Total: \$ 2,900.00



Proposal #
TR-2026-2937

Landscape Installation Proposal

Wednesday, July 1, 2026

Property Name: Magic Place

Contact Information: Frederico Gontijo

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050
troberts@paradiselawnsfl.com

Terms of Contract :

Contracted Amount \$ 2,900.00

50% Deposit Required NA starting _____
Full Amount of: \$ 2,900.00 will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to install the listed material and will perform the services as specified on the proposal page. The length of this agreement is for (30) days from the executed date and will automatically be billed upon completion. Either party may terminate services with a 30 day written notice prior to work beginning. All open balances are considered due should either party terminate the contract. 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. Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God. 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

Conditions: Any additional trips to the site caused by the customer for reasons uncontrolled by Paradise Lawns & Landscaping will result in a \$85.00 trip charge per event. Any changes made to the Scope of Work will result in additional charges to the purchaser. Transplanted plant material is not covered under any warranty. All material is guaranteed to be as specified on the proposal. Any plant changes or substitutions are an additional cost to the purchaser. All plant material must be watered daily or until the plant acclimates which usually happens in 4-6 weeks. Paradise is not responsible for additional water requirements outside of our initial installation. Paradise is a State Certified Irrigation Contractor and can be hired for additional fees unless noted in the above stated scope of work. Any repairs related to landscape installation will be billed on a time and materials bases. All work is to be completed in a professional manner according to standard Horticulture practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Paradise is not responsible for any unmarked underground utilities, any repair costs are at the

Terms: Payment must be received once the job is completed, unless other arrangements are made. If payment is more than 5 days past its due date, a 2% penalty will be imposed every day after the projected date. Any delinquencies over 30 days are subject to a 5% penalty per month.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Paradise Lawns & Landscaping is authorized to do the work as specified. Paradise or Purchaser may cancel this contract at any time upon giving a 30 day notice or upon customer default of payment terms.

Tyler Roberts Date
321-448-6050
troberts@paradiselawnsfl.com

Doris Houck
Authorized Approver (Print) Date

Doris H Houck
Authorized Approver (Signature)

Chair
Authorizing Agent (Title)



Magic Place Community Development District

**Ratification of Kimley-Horn Agreement for
Irrigation Calculation Services**
(provided under separate cover)



Magic Place Community Development District

**Ratification of Payment Authorization Nos.
94 – 100**

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 094
6/5/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
8570	VGLOALTECH (MPCDD)	06/01/2026	Magic Place CDD	125.00
Total:				125.00

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. 095
6/12/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
4758	BOYD CIVIL ENGINEERING, INC. (MPCDD)	06/03/2026	Magic Place CDD	260.00
DM-06-2026-44	PFM Management Services LLC (MPCDD)	06/05/2026	Magic Place CDD	2,750.00
OE-EXP-06-2026-21	PFM Management Services LLC (MPCDD)	06/09/2026	Magic Place CDD	44.27
Total:				3,054.27

Secretary

Parany
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. 096
6/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
82886	COBB COLE (MPCDD)	06/02/2026	Magic Place CDD	489.00
7BA85DEF-0131	OSCEOLA NEWS GAZETTE (MPCDD)	06/16/2026	Magic Place CDD	62.79
Total:				551.79

Secretary

Vico *Farano*

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. 097
7/10/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
15245	DORA LANDSCAPING, LLC (MPCDD)	06/01/2026	Magic Place CDD	1,802.50
15246	DORA LANDSCAPING, LLC (MPCDD)	06/01/2026	Magic Place CDD	4,390.38
15406	DORA LANDSCAPING, LLC (MPCDD)	05/28/2026	Magic Place CDD	71.00
15540	DORA LANDSCAPING, LLC (MPCDD)	06/11/2026	Magic Place CDD	1,308.58
2026.07.06	Doris H Houck (MPCDD)	07/06/2026	Magic Place CDD	200.00
16497-063026	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	06/30/2026	Magic Place CDD	1,509.27
92634-061926	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	06/19/2026	Magic Place CDD	669.37
142891	PFM Management Services LLC (MPCDD)	06/30/2026	Magic Place CDD	1,250.00
Total:				11,201.10

Secretary

J. Farney
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. 098
7/17/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7BA85DEF-0133	OSCEOLA NEWS GAZETTE (MPCDD)	06/30/2026	Magic Place CDD	206.51
DM-07-2026-48	PFM Management Services LLC (MPCDD)	07/06/2026	Magic Place CDD	2,750.00
8635	VGLOBALTECH (MPCDD)	06/30/2026	Magic Place CDD	300.00
8705	VGLOBALTECH (MPCDD)	07/01/2026	Magic Place CDD	125.00
Total:				3,381.51

Secretary

VICE Chairperson

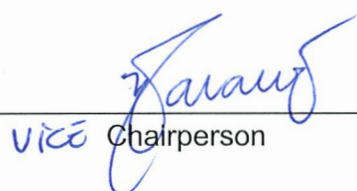
Please make check payable to:
Magic Place CDD
% PFM Group Consulting LLC
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817-8329
(407) 723-5900

**MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 099
7/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
84745	COBB COLE (MPCDD)	07/08/2026	Magic Place CDD	207.00
92634-072226	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	07/22/2026	Magic Place CDD	669.37
Total:				876.37

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. 100
7/31/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
16497-073126	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	07/31/2026	Magic Place CDD	1,509.27
261468	Paradise Lawns & Landscaping (MPCDD)	07/01/2026	Magic Place CDD	4,804.00
Total:				6,313.27

Secretary



NICE 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

August 2026 Financial Package

August 31, 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 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 563,767.13				\$ 563,767.13
Debt Service Reserve Series 2019		\$ 1,132,280.28			1,132,280.28
Revenue Series 2019		564,683.06			564,683.06
Interest Series 2019		50.14			50.14
Prepayment Series 2019		1,227.65			1,227.65
Sinking Fund Series 2019		81.58			81.58
Acquisition/Construction Series 2019			\$ 59,744.57		59,744.57
Total Current Assets	\$ 563,767.13	\$ 1,698,322.71	\$ 59,744.57	\$ -	\$ 2,321,834.41
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,698,322.71	\$ 1,698,322.71
Amount To Be Provided				15,206,677.29	15,206,677.29
Total Investments	\$ -	\$ -	\$ -	\$ 16,905,000.00	\$ 16,905,000.00
Total Assets	\$ 563,767.13	\$ 1,698,322.71	\$ 59,744.57	\$ 16,905,000.00	\$ 19,226,834.41
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 10,579.00				\$ 10,579.00
Total Current Liabilities	\$ 10,579.00	\$ -	\$ -	\$ -	\$ 10,579.00
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 16,905,000.00	\$ 16,905,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 16,905,000.00	\$ 16,905,000.00
Total Liabilities	\$ 10,579.00	\$ -	\$ -	\$ 16,905,000.00	\$ 16,915,579.00
<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	314,407.51				314,407.51
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		32,123.05			32,123.05
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(10,500.54)		(10,500.54)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	\$ 553,188.13	\$ 1,698,322.71	\$ 59,744.57	\$ -	\$ 2,311,255.41
Total Liabilities and Net Assets	\$ 563,767.13	\$ 1,698,322.71	\$ 59,744.57	\$ 16,905,000.00	\$ 19,226,834.41



Magic Place CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Revenues</u>					
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>
<u>Expenses</u>					
Supervisor Fees	\$ 1,200.00				\$ 1,200.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	30,250.00				30,250.00
Engineering	2,146.00				2,146.00
Disclosure Agent	3,750.00				3,750.00
Property Appraiser	267.92				267.92
District Counsel	2,515.50				2,515.50
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	663.03				663.03
Web Site Maintenance	2,275.00				2,275.00
Dues, Licenses, and Fees	175.00				175.00
Electric	23,058.49				23,058.49
Irrigation	24,379.30				24,379.30
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	109,215.44				109,215.44
Principal Payment		\$ 425,000.00			425,000.00
Interest Payments		760,125.02			760,125.02
Capital Expenditures			\$ 12,380.00		12,380.00
Total Expenses	<u>\$ 225,383.50</u>	<u>\$ 1,185,125.02</u>	<u>\$ 12,380.00</u>	<u>\$ -</u>	<u>\$ 1,422,888.52</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 12,593.20				\$ 12,593.20
Interest Income		\$ 45,809.77			45,809.77
Interest Income			\$ 1,879.46		1,879.46
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 12,593.20</u>	<u>\$ 45,809.77</u>	<u>\$ 1,879.46</u>	<u>\$ -</u>	<u>\$ 60,282.43</u>
Change In Net Assets	\$ 314,407.51	\$ 32,123.05	\$ (10,500.54)	\$ -	\$ 336,030.02
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>\$ 553,188.13</u></u>	<u><u>\$ 1,698,322.71</u></u>	<u><u>\$ 59,744.57</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,311,255.41</u></u>



Magic Place CDD
Budget to Actual
For the month ending 08/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessment	\$ 524,123.85	\$ 461,317.08	\$ 62,806.77	\$ 503,255.00	104.15%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 527,197.81	\$ 461,317.08	\$ 65,880.73	\$ 503,255.00	104.76%
<u>General & Administrative Expenses</u>					
Trustee Services	\$ 5,601.92	\$ 5,500.00	\$ 101.92	\$ 6,000.00	93.37%
Management	30,250.00	30,250.00	-	33,000.00	91.67%
Engineering	2,146.00	9,166.67	(7,020.67)	10,000.00	21.46%
Disclosure Agent	3,750.00	4,583.33	(833.33)	5,000.00	75.00%
District Counsel	2,515.50	18,333.33	(15,817.83)	20,000.00	12.58%
Postage & Shipping	71.06	366.67	(295.61)	400.00	17.77%
Property Appraiser	267.92	366.67	(98.75)	400.00	66.98%
Assessment Administration	7,500.00	6,875.00	625.00	7,500.00	100.00%
Re-Amortization Schedule	-	229.17	(229.17)	250.00	0.00%
Audit	4,100.00	3,300.00	800.00	3,600.00	113.89%
Legal Advertising	663.03	3,300.00	(2,636.97)	3,600.00	18.42%
Miscellaneous	-	229.17	(229.17)	250.00	0.00%
Arbitrage	-	458.33	(458.33)	500.00	0.00%
Web Site Maintenance	2,275.00	2,475.00	(200.00)	2,700.00	84.26%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	3,372.42	93.58	3,679.00	94.21%
General Liability Insurance	4,236.00	4,121.33	114.67	4,496.00	94.22%
Additional Insurance	500.00	458.33	41.67	500.00	100.00%
Irrigation	24,379.30	91,666.67	(67,287.37)	100,000.00	24.38%
Lake Maintenance	-	11,000.00	(11,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	109,215.44	225,775.00	(116,559.56)	246,300.00	44.34%
Streetlights	23,058.49	36,666.67	(13,608.18)	40,000.00	57.65%
Tax Preparation Fee	12.84	18.33	(5.49)	20.00	64.20%
Supervisor Fees	1,200.00	-	1,200.00	-	0.00%
Contingency	-	2,644.58	(2,644.58)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 225,383.50	\$ 461,317.08	\$ (235,933.58)	\$ 503,255.00	44.79%
Total Expenses	\$ 225,383.50	\$ 461,317.08	\$ (235,933.58)	\$ 503,255.00	
Income (Loss) from Operations	\$ 301,814.31	\$ -	\$ 301,814.31	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 12,593.20	\$ -	\$ 12,593.20	\$ -	
Total Other Income (Expense)	\$ 12,593.20	\$ -	\$ 12,593.20	\$ -	
Net Income (Loss)	\$ 314,407.51	\$ -	\$ 314,407.51	\$ -	



Magic Place Community Development District

Staff Reports



Magic Place Community Development District

- **District Engineer**