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 November 2, 2026, at 7430 Brooklyn Dr., Kissimmee, FL 34747.** If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956 **Passcode: 2539 895 0958 #**

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period

1. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
2. **Consideration of Resolution 2027-02, Election of Officers**
3. **Consideration of Resolution 2027-03, Adopting a Records Retention Policy**
4. **Consideration of the Minutes of the:**
    - **September 21, 2026, Special Board of Supervisors Meeting**
    - **October 5, 2026, Board of Supervisors Meeting**
5. **Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form**

General Business Matters

6. **Update Regarding Phase 1B Maintenance**
7. **Ratification of Payment Authorization Nos. 106 – 109**

Other Business

- **Staff Reports**
    - District Counsel
    - District Engineer
        - Report on Outstanding Items Needed for Completion Certificate
    - District Manager
        - Next Meeting: December 7, 2026
- Audience Comments
- Supervisor Requests

Adjournment

pfm

Magic Place Community Development District

Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the MAGIC PLACE Community Development District (hereinafter, the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 2, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____ 4 Year Term
_____ 4 Year Term
_____ 2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF NOVEMBER, 2026.

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT

Attest:

Secretary/Assistant Secretary

Chairperson

Magic Place Community Development District

Consideration of Resolution 2027-02, Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

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

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice Chairman.

Section 3. Jane Gaarlandt is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Gazmin Kerr is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected as Assistant Treasurer.
Rick Montejano is elected as Assistant Treasurer.
Verona Griffith is elected as Assistant Treasurer.
Amy Champagne is elected as Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY of NOVEMBER, 2026.

ATTEST:

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice-Chairman

Magic Place Community Development District

Consideration of Resolution 2027-03, Adopting a Records Retention Policy

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND 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, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;

B. Coordinate the District's records inventory;

C. Maintain records retention and disposition forms;

D. Coordinate District records management training;

E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;

F. Participate in the development of the District's development of electronic record keeping systems;

G. Submit annual compliance statements;

H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and

I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any appliable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; 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

_____
Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)
The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)
The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)
The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)
The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)
The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)
The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)
The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)
The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)
The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

Magic Place Community Development District

Consideration of the Minutes of the:

- **September 21, 2026, 2026, Special Board of Supervisors Meeting**
- **October 5, 2026, Board of Supervisors Meeting**

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING
Monday, September 21, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Kelsey Hansen-Walter	Cobb Cole	(via phone)
Steve Boyd	Boyd Civil Engineering	(via phone)

FIRST ORDER OF BUSINESS **Administrative Matters**

Call to Order/Roll Call

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:32 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 August 3, 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 August 3, 2026, Board of Supervisors' Meeting.

Ratification of FY27 Insurance Proposal

Ms. Gaarlandt noted this has previously been reviewed and approved and there were no changes made to the policy.

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 FY27 Insurance Proposal.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Damaged Landscape Restoration Proposal

Ms. Gaarlandt reviewed the area of concern with the Board. She noted the damaged landscape was due to wildlife.

Ms. Gaarlandt confirmed with Ms. Ryan that there were available funds in the budget for this project.

Ms. Ryan confirmed the District does have available funds for this project.

District counsel will provide a cover agreement.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the Damaged Landscape Restoration Proposal.

Discussion Regarding Phase 1B Maintenance

There was brief discussion regarding Phase 1B Maintenance.

This item was deferred.

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

Ms. Gaarlandt noted this was a standard engagement letter.

> 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 FY 2026 Auditor Engagement Letter with Grau & Associates.

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

Ms. Gaarlandt presented the FY 2026 Arbitrage Engagement Letter to the Board and noted the cost is $500.00 for the year.

> 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 FY 2026 Arbitrage Engagement Letter with LLS Tax Solutions Inc.

Ratification of the First Amendment to Maintenance Agreement with Paradise Lawn

Ms. Gaarlandt noted this amendment was for specific cleanup work.

> 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 First Amendment to Maintenance Agreement with Paradise Lawn.

Ratification of Kimley-Horn Agreement for Irrigation Calculation Services

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

Ms. Gaarlandt noted the proposal and cost was previously approved.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Place Community Development District ratified Kimley-Horn Agreement for Irrigation Calculation Services.

Ratification of Payment Authorization Nos. 94 - 100

The Board reviewed the 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 Authorization Nos. 94 – 100.

Review of District Financial Statements

Ms. Gaarlandt noted that as of August 31, 2026, the District is just over $225,000.00 in expenditures.

There was continued discussion regarding the new landscaping due to the damaged landscape caused by wildlife.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No Report.

District Engineer – Mr. Boyd noted one small issue with Osceola County on the Phase1 entrance road. He stated there was no update regarding the completion certificate at this time.

District Manager – Ms. Gaarlandt noted the next meeting is scheduled for October 5, 2026.

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 September 21, 2026, Meeting of the Board of Supervisors for the Magic Place Community Development District was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING

MAGIC PLACE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, October 5, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Kelsey Hanson-Walter	Cobb Cole	(via phone)
Steve Boyd	Boyd Civil Engineering	(via phone)

FIRST ORDER OF BUSINESS **Administrative Matters**

Call to Order/Roll Call

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Place Community Development District at 10:40 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 September 21, 2026, Board of Supervisor's Meeting

This item was deferred.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of Landscape Installation Agreement with Paradise Lawns and Landscape, Inc

Ms. Gaarlandt presented the landscape installation agreement noting the proposal was previously approved.

> 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 Landscape Installation Agreement with Paradise Lawns and Landscape Inc.

Discussion Regarding Phase 1B Maintenance

Ms. Gaarlandt inquired about the timeline for completion of landscape installation.

Mr. Gontijo noted the delay is due to the irrigation not being completed.

Mr. Gaarlandt noted that depending on the total cost, landscape maintenance might need to go out for.

This item was deferred.

Consideration of the FY 2027 Arbitrage Engagement Letter with LLS Tax Solutions Inc

The Board reviewed the arbitrage engagement letter.

> On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Place Community Development District accepted Fiscal Year 2027 Arbitrage Engagement Letter with LLS Tax Solutions, Inc.

Ratification of Payment Authorization Nos. 101 - 105

The Board reviewed the payment authorizations.

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 Authorization Nos. 101-105.

Review of District Financial Statements

Ms. Gaarlandt noted these are for September, 2026.

There was brief discussion regarding the landscaping budget.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Engineer – Mr. Boyd noted there is no update regarding the certificate of completion. He will get with the construction and developer entities to get a timeline in place for completion.

District Manager – No report.

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 October 5, 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

Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form

Magic Place Community Development District

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

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

Update Regarding Phase 1B Maintenance

Magic Place Community Development District

Ratification of Payment Authorization
Nos. 107 – 109

MAGIC PLACE
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 107
9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
87150	COBB COLE (MPCDD)	09/02/2026	Magic Place CDD	465.00
004291	LLS Tax Solutions Inc (MPCDD)	09/17/2026	Magic Place CDD	500.00
143963	PFM Management Services LLC (MPCDD)	09/17/2026	Magic Place CDD	1,250.00
			Total:	**2,215.00**

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. 108
9/25/2026

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
2026.09.21	Doris H Houck (MPCDD)	09/21/2026	Magic Place CDD		200.00
92634-092226	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	09/22/2026	Magic Place CDD		669.43
33824	EGIS INSURANCE (MPCDD)	09/09/2026	Magic Place CDD		8,780.00
7BA85DEF-0143	OSCEOLA NEWS GAZETTE (MPCDD)	09/10/2026	Magic Place CDD		79.77
8880	VGLOBALTECH (MPCDD)	09/01/2026	Magic Place CDD		125.00
				Total:	**9,854.20**

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. 109
10/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
04906	BOYD CIVIL ENGINEERING, INC. (MPCDD)	09/30/2026	Magic Place CDD	195.00
16497-093026	DUKE ENERGY PAYMENT PROCESSING (MPCDD)	09/30/2026	Magic Place CDD	1,509.36
262259	Paradise Lawns & Landscaping (MPCDD)	10/01/2026	Magic Place CDD	4,865.65
DM-09-2026-45	PFM Management Services LLC (MPCDD)	09/01/2026	Magic Place CDD	2,750.00
			Total:	**9,320.01**

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