Magic Place CDD

September 2025 Financial Package

September 30, 2025

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

Magic Place CDD
Statement of Financial Position
As of 9/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 248,442.13				$ 248,442.13
Due From Other Governmental Units	22,735.49				22,735.49
Prepaid Expenses	8,202.00				8,202.00
Debt Service Reserve Series 2019		$ 1,134,662.50			1,134,662.50
Revenue Series 2019		510,241.08			510,241.08
Interest Series 2019		0.20			0.20
Prepayment Series 2019		15,645.37			15,645.37
Sinking Fund Series 2019		42.49			42.49
Acquisition/Construction Series 2019			$ 70,008.68		70,008.68
Total Current Assets	$ 279,379.62	$ 1,660,591.64	$ 70,008.68	$ -	$ 2,009,979.94
Investments					
Amount Available in Debt Service Funds				$ 1,660,591.64	$ 1,660,591.64
Amount To Be Provided				15,669,408.36	15,669,408.36
Total Investments	$ -	$ -	$ -	$ 17,330,000.00	$ 17,330,000.00
Total Assets	$ 279,379.62	$ 1,660,591.64	$ 70,008.68	$ 17,330,000.00	$ 19,339,979.94
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 11,177.00				$ 11,177.00
Total Current Liabilities	$ 11,177.00	$ -	$ -	$ -	$ 11,177.00
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 17,330,000.00	$ 17,330,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 17,330,000.00	$ 17,330,000.00
Total Liabilities	$ 11,177.00	$ -	$ -	$ 17,330,000.00	$ 17,341,177.00
Net Assets					
Net Assets, Unrestricted	$ (5,247.50)				$ (5,247.50)
Net Assets - General Government	111,606.15				111,606.15
Current Year Net Assets - General Government	161,843.97				161,843.97
Net Assets, Unrestricted		$ 1,608,611.29			1,608,611.29
Current Year Net Assets, Unrestricted		51,980.35			51,980.35
Net Assets, Unrestricted			$ 663,577.06		663,577.06
Current Year Net Assets, Unrestricted			(136,818.38)		(136,818.38)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	$ 268,202.62	$ 1,660,591.64	$ 70,008.68	$ -	$ 1,998,802.94
Total Liabilities and Net Assets	$ 279,379.62	$ 1,660,591.64	$ 70,008.68	$ 17,330,000.00	$ 19,339,979.94

Magic Place CDD
Statement of Activities
As of 9/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	$ 330,082.97				$ 330,082.97
Other Income & Other Financing Sources	2,525.77				2,525.77
On-Roll Assessments		$ 1,173,570.41			1,173,570.41
Other Income & Other Financing Sources		8,980.06			8,980.06
Inter-Fund Group Transfers In		(13,576.80)			(13,576.80)
Inter-Fund Transfers In			$ 13,576.80		13,576.80
Total Revenues	$ 332,608.74	$ 1,168,973.67	$ 13,576.80	$ -	$ 1,515,159.21
Expenses					
Public Officials' Liability Insurance	$ 3,270.00				$ 3,270.00
Trustee Services	5,731.22				5,731.22
Management	33,000.00				33,000.00
Engineering	3,645.00				3,645.00
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	121.03				121.03
District Counsel	3,180.05				3,180.05
Assessment Administration	7,500.00				7,500.00
Audit	3,405.00				3,405.00
Legal Advertising	3,193.79				3,193.79
Contingency	46.48				46.48
Web Site Maintenance	2,220.00				2,220.00
Dues, Licenses, and Fees	175.00				175.00
Electric	24,428.26				24,428.26
Irrigation	15,991.97				15,991.97
General Insurance	3,996.00				3,996.00
Landscaping Maintenance & Material	92,743.03				92,743.03
Principal Payment		$ 400,000.00			400,000.00
Interest Payments		775,968.77			775,968.77
Capital Expenditures			$ 153,934.00		153,934.00
Total Expenses	$ 207,646.83	$ 1,175,968.77	$ 153,934.00	$ -	$ 1,537,549.60
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 10,567.06				$ 10,567.06
Interest Income		$ 58,975.45			58,975.45
Interest Income			$ 3,538.82		3,538.82
Total Other Revenues (Expenses) & Gains (Losses)	$ 10,567.06	$ 58,975.45	$ 3,538.82	$ -	$ 73,081.33
Change In Net Assets	$ 135,528.97	$ 51,980.35	$ (136,818.38)	$ -	$ 50,690.94
Net Assets At Beginning Of Year	$ 106,358.65	$ 1,608,611.29	$ 206,827.06	$ -	$ 1,921,797.00
Net Assets At End Of Year	$ 241,887.62	$ 1,660,591.64	$ 70,008.68	$ -	$ 1,972,487.94

Magic Place CDD
Budget to Actual
For the month ending 09/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
Revenues					
On-Roll Assessment	$ 330,082.97	$ 316,955.00	$ 13,127.97	$ 316,955.00	**104.14%**
Other Income & Other Financing Sources	2,525.77	-	2,525.77	-	0.00%
Net Revenues	**$ 332,608.74**	**$ 316,955.00**	**$ 15,653.74**	**$ 316,955.00**	**104.94%**
General & Administrative Expenses					
Trustee Services	$ 5,731.22	$ 6,000.00	$ (268.78)	$ 6,000.00	95.52%
Management	33,000.00	33,000.00	-	33,000.00	100.00%
Engineering	3,645.00	10,000.00	(6,355.00)	10,000.00	36.45%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
District Counsel	3,180.05	20,000.00	(16,819.95)	20,000.00	15.90%
Property Appraiser	121.03	400.00	(278.97)	400.00	30.26%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Re-Amortization Schedule	-	250.00	(250.00)	250.00	0.00%
Audit	3,405.00	3,500.00	(95.00)	3,500.00	97.29%
Legal Advertising	3,193.79	2,000.00	1,193.79	2,000.00	159.69%
Miscellaneous	-	250.00	(250.00)	250.00	0.00%
Arbitrage	-	500.00	(500.00)	500.00	0.00%
Web Site Maintenance	2,220.00	2,580.00	(360.00)	2,580.00	86.05%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Public Officials' Liability Insurance	3,270.00	3,475.00	(205.00)	3,475.00	94.10%
General Liability Insurance	3,996.00	4,225.00	(229.00)	4,225.00	94.58%
Irrigation	15,991.97	70,000.00	(54,008.03)	70,000.00	22.85%
Lake Maintenance	-	12,000.00	(12,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	92,743.03	100,000.00	(7,256.97)	100,000.00	92.74%
Streetlights	24,428.26	30,000.00	(5,571.74)	30,000.00	81.43%
Contingency	46.48	6,100.00	(6,053.52)	6,100.00	0.76%
Total General & Administrative Expenses	**$ 207,646.83**	**$ 316,955.00**	**$ (109,308.17)**	**$ 316,955.00**	**65.51%**
Total Expenses	**$ 207,646.83**	**$ 316,955.00**	**$ (109,308.17)**	**$ 316,955.00**	
Income (Loss) from Operations	**$ 124,961.91**	**$ -**	**$ 124,961.91**	**$ -**	
Other Income (Expense)					
Interest Income	$ 10,567.06	$ -	$ 10,567.06	$ -	
Total Other Income (Expense)	**$ 10,567.06**	**$ -**	**$ 10,567.06**	**$ -**	
Net Income (Loss)	**$ 135,528.97**	**$ -**	**$ 135,528.97**	**$ -**	