



Magic Place CDD

November 2025 Financial Package

November 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 11/30/2025

General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
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Assets

Current Assets

General Checking Account	\$ 194,921.80			\$ 194,921.80
Assessments Receivable	502,246.88			502,246.88
Assessments Receivable		\$ 1,115,997.06		1,115,997.06
Due From Other Funds		9,069.69		9,069.69
Debt Service Reserve Series 2019		1,142,381.54		1,142,381.54
Revenue Series 2019		133,487.17		133,487.17
Interest Series 2019		39.02		39.02
Prepayment Series 2019		780.82		780.82
Sinking Fund Series 2019		42.77		42.77
Acquisition/Construction Series 2019		\$ 70,414.30		70,414.30
Total Current Assets	\$ 697,168.68	\$ 2,401,798.07	\$ 70,414.30	\$ -
				\$ 3,169,381.05

Investments

Amount Available in Debt Service Funds		\$ 1,276,731.32	\$ 1,276,731.32
Amount To Be Provided		16,038,268.68	16,038,268.68
Total Investments	\$ -	\$ -	\$ 17,315,000.00
			\$ 17,315,000.00
Total Assets	\$ 697,168.68	\$ 2,401,798.07	\$ 70,414.30
			\$ 17,315,000.00
			\$ 20,484,381.05

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$ 7,500.00			\$ 7,500.00
Deferred Revenue	502,246.88			502,246.88
Deferred Revenue		\$ 1,115,997.06		1,115,997.06
Total Current Liabilities	\$ 509,746.88	\$ 1,115,997.06	\$ -	\$ 1,625,743.94

Long Term Liabilities

Revenue Bonds Payable - Long-Term			\$ 17,315,000.00	\$ 17,315,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ 17,315,000.00	\$ 17,315,000.00
Total Liabilities	\$ 509,746.88	\$ 1,115,997.06	\$ -	\$ 17,315,000.00
				\$ 18,940,743.94

Net Assets

Net Assets, Unrestricted	\$ (5,247.50)			\$ (5,247.50)
Net Assets - General Government	244,028.12			244,028.12
Current Year Net Assets - General Government	(51,358.82)			(51,358.82)
Net Assets, Unrestricted		\$ 1,666,199.66		1,666,199.66
Current Year Net Assets, Unrestricted		(380,398.65)		(380,398.65)
Net Assets, Unrestricted		\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted		169.19		169.19
Net Assets - General Government		(456,750.00)		(456,750.00)
Total Net Assets	\$ 187,421.80	\$ 1,285,801.01	\$ 70,414.30	\$ -
				\$ 1,543,637.11
Total Liabilities and Net Assets	\$ 697,168.68	\$ 2,401,798.07	\$ 70,414.30	\$ 17,315,000.00
				\$ 20,484,381.05



Magic Place CDD
Statement of Activities
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 1,007.78				\$ 1,007.78
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 2,239.31			2,239.31
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	\$ 4,081.74	\$ 9,069.69	\$ -	\$ -	\$ 13,151.43
Expenses					
Public Officials' Liability Insurance	\$ 3,466.00				\$ 3,466.00
Trustee Services	5,601.92				5,601.92
Management	5,500.00				5,500.00
Engineering	390.00				390.00
District Counsel	301.00				301.00
Assessment Administration	7,500.00				7,500.00
Audit	500.00				500.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	250.00				250.00
Dues, Licenses, and Fees	175.00				175.00
Electric	3,279.74				3,279.74
Irrigation	3,928.72				3,928.72
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	21,055.78				21,055.78
Principal Payment		\$ 15,000.00			15,000.00
Interest Payments		380,168.76			380,168.76
Total Expenses	\$ 56,882.54	\$ 395,168.76	\$ -	\$ -	\$ 452,051.30
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 1,441.98				\$ 1,441.98
Interest Income		\$ 5,700.42			5,700.42
Interest Income			\$ 169.19		169.19
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,441.98	\$ 5,700.42	\$ 169.19	\$ -	\$ 7,311.59
Change In Net Assets					
	\$ (51,358.82)	\$ (380,398.65)	\$ 169.19	\$ -	\$ (431,588.28)
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>\$ 187,421.80</u>	<u>\$ 1,285,801.01</u>	<u>\$ 70,414.30</u>	<u>\$ -</u>	<u>\$ 1,543,637.11</u>



Magic Place CDD
Budget to Actual
For the month ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 1,007.78	\$ 83,875.83	\$ (82,868.05)	\$ 503,255.00	0.20%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 4,081.74	\$ 83,875.83	\$ (79,794.09)	\$ 503,255.00	0.81%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 1,000.00	\$ 4,601.92	\$ 6,000.00	93.37%
Management	5,500.00	5,500.00	-	33,000.00	16.67%
Engineering	390.00	1,666.67	(1,276.67)	10,000.00	3.90%
Disclosure Agent	-	833.33	(833.33)	5,000.00	0.00%
District Counsel	301.00	3,333.33	(3,032.33)	20,000.00	1.51%
Postage & Shipping	0.74	66.67	(65.93)	400.00	0.19%
Property Appraiser	-	66.67	(66.67)	400.00	0.00%
Assessment Administration	7,500.00	1,250.00	6,250.00	7,500.00	100.00%
Re-Amortization Schedule	-	41.67	(41.67)	250.00	0.00%
Audit	500.00	600.00	(100.00)	3,600.00	13.89%
Legal Advertising	197.64	600.00	(402.36)	3,600.00	5.49%
Miscellaneous	-	41.67	(41.67)	250.00	0.00%
Arbitrage	-	83.33	(83.33)	500.00	0.00%
Web Site Maintenance	250.00	450.00	(200.00)	2,700.00	9.26%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	613.17	2,852.83	3,679.00	94.21%
General Liability Insurance	4,236.00	749.33	3,486.67	4,496.00	94.22%
Additional Insurance	500.00	83.33	416.67	500.00	100.00%
Irrigation	3,928.72	16,666.67	(12,737.95)	100,000.00	3.93%
Lake Maintenance	-	2,000.00	(2,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	21,055.78	41,050.00	(19,994.22)	246,300.00	8.55%
Streetlights	3,279.74	6,666.67	(3,386.93)	40,000.00	8.20%
Tax Preparation Fee	-	3.33	(3.33)	20.00	0.00%
Contingency	-	480.83	(480.83)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 56,882.54	\$ 83,875.83	\$ (26,993.29)	\$ 503,255.00	11.30%
Total Expenses	\$ 56,882.54	\$ 83,875.83	\$ (26,993.29)	\$ 503,255.00	
Income (Loss) from Operations	\$ (52,800.80)	\$ -	\$ (52,800.80)	\$ -	
Other Income (Expense)					
Interest Income	\$ 1,441.98	\$ -	\$ 1,441.98	\$ -	
Total Other Income (Expense)	\$ 1,441.98	\$ -	\$ 1,441.98	\$ -	
Net Income (Loss)	\$ (51,358.82)	\$ -	\$ (51,358.82)	\$ -	