



Magic Place CDD

February 2026 Financial Package

February 28, 2026

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



Magic Place CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 141,765.12				\$ 141,765.12
Assessments Receivable	487,077.61				487,077.61
Assessments Receivable		\$ 1,082,290.81			1,082,290.81
Debt Service Reserve Series 2019		1,138,188.80			1,138,188.80
Revenue Series 2019		186,354.84			186,354.84
Interest Series 2019		13.19			13.19
Prepayment Series 2019		5,437.16			5,437.16
Sinking Fund Series 2019		43.16			43.16
Acquisition/Construction Series 2019			\$ 71,012.37		71,012.37
Total Current Assets	<u>\$ 628,842.73</u>	<u>\$ 2,412,327.96</u>	<u>\$ 71,012.37</u>	<u>\$ -</u>	<u>\$ 3,112,183.06</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,330,037.15	\$ 1,330,037.15
Amount To Be Provided				15,974,962.85	15,974,962.85
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,305,000.00</u>	<u>\$ 17,305,000.00</u>
Total Assets	<u><u>\$ 628,842.73</u></u>	<u><u>\$ 2,412,327.96</u></u>	<u><u>\$ 71,012.37</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,417,183.06</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 7,500.00				\$ 7,500.00
Deferred Revenue	487,077.61				487,077.61
Deferred Revenue		\$ 1,082,290.81			1,082,290.81
Due to Other Governmental Units		8,779.26			8,779.26
Total Current Liabilities	<u>\$ 494,577.61</u>	<u>\$ 1,091,070.07</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,585,647.68</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 17,305,000.00	\$ 17,305,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,305,000.00</u>	<u>\$ 17,305,000.00</u>
Total Liabilities	<u><u>\$ 494,577.61</u></u>	<u><u>\$ 1,091,070.07</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 18,890,647.68</u></u>
<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	(104,515.50)				(104,515.50)
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		(344,941.77)			(344,941.77)
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			767.26		767.26
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u><u>\$ 134,265.12</u></u>	<u><u>\$ 1,321,257.89</u></u>	<u><u>\$ 71,012.37</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,526,535.38</u></u>
Total Liabilities and Net Assets	<u><u>\$ 628,842.73</u></u>	<u><u>\$ 2,412,327.96</u></u>	<u><u>\$ 71,012.37</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,417,183.06</u></u>



Magic Place CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 16,177.05				\$ 16,177.05
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 35,945.56			35,945.56
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	<u>\$ 19,251.01</u>	<u>\$ 42,775.94</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 62,026.95</u>
Expenses					
Supervisor Fees	\$ 400.00				\$ 400.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	13,750.00				13,750.00
Engineering	975.00				975.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	267.92				267.92
District Counsel	738.00				738.00
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	925.00				925.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,954.36				9,954.36
Irrigation	12,567.58				12,567.58
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	60,139.45				60,139.45
Principal Payment		\$ 25,000.00			25,000.00
Interest Payments		380,273.45			\$ 380,273.45
Total Expenses	<u>\$ 126,744.61</u>	<u>\$ 405,273.45</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 532,018.06</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 2,978.10				\$ 2,978.10
Interest Income		\$ 17,555.74			17,555.74
Interest Income			\$ 767.26		767.26
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 2,978.10</u>	<u>\$ 17,555.74</u>	<u>\$ 767.26</u>	<u>\$ -</u>	<u>\$ 21,301.10</u>
Change In Net Assets	\$ (104,515.50)	\$ (344,941.77)	\$ 767.26	\$ -	\$ (448,690.01)
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>\$ 134,265.12</u></u>	<u><u>\$ 1,321,257.89</u></u>	<u><u>\$ 71,012.37</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,526,535.38</u></u>



Magic Place CDD
Budget to Actual
 For the month ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 16,177.05	\$ 209,689.58	\$ (193,512.53)	\$ 503,255.00	3.21%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 19,251.01	\$ 209,689.58	\$ (190,438.57)	\$ 503,255.00	3.83%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 2,500.00	\$ 3,101.92	\$ 6,000.00	93.37%
Management	13,750.00	13,750.00	-	33,000.00	41.67%
Engineering	975.00	4,166.67	(3,191.67)	10,000.00	9.75%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
District Counsel	738.00	8,333.33	(7,595.33)	20,000.00	3.69%
Postage & Shipping	0.74	166.67	(165.93)	400.00	0.19%
Property Appraiser	267.92	166.67	101.25	400.00	66.98%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Re-Amortization Schedule	-	104.17	(104.17)	250.00	0.00%
Audit	4,100.00	1,500.00	2,600.00	3,600.00	113.89%
Legal Advertising	197.64	1,500.00	(1,302.36)	3,600.00	5.49%
Miscellaneous	-	104.17	(104.17)	250.00	0.00%
Arbitrage	-	208.33	(208.33)	500.00	0.00%
Web Site Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	1,532.92	1,933.08	3,679.00	94.21%
General Liability Insurance	4,236.00	1,873.33	2,362.67	4,496.00	94.22%
Additional Insurance	500.00	208.33	291.67	500.00	100.00%
Irrigation	12,567.58	41,666.67	(29,099.09)	100,000.00	12.57%
Lake Maintenance	-	5,000.00	(5,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	60,139.45	102,625.00	(42,485.55)	246,300.00	24.42%
Streetlights	9,954.36	16,666.67	(6,712.31)	40,000.00	24.89%
Tax Preparation Fee	-	8.33	(8.33)	20.00	0.00%
Supervisor Fees	400.00	-	400.00	-	0.00%
Contingency	-	1,202.08	(1,202.08)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 126,744.61	\$ 209,689.58	\$ (82,944.97)	\$ 503,255.00	25.18%
Total Expenses	\$ 126,744.61	\$ 209,689.58	\$ (82,944.97)	\$ 503,255.00	
Income (Loss) from Operations	\$ (107,493.60)	\$ -	\$ (107,493.60)	\$ -	
Other Income (Expense)					
Interest Income	\$ 2,978.10	\$ -	\$ 2,978.10	\$ -	
Total Other Income (Expense)	\$ 2,978.10	\$ -	\$ 2,978.10	\$ -	
Net Income (Loss)	\$ (104,515.50)	\$ -	\$ (104,515.50)	\$ -	