



Magic Place CDD

March 2026 Financial Package

March 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 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 118,655.10				\$ 118,655.10
Assessments Receivable	484,999.05				484,999.05
Assessments Receivable		\$ 1,077,672.23			1,077,672.23
Debt Service Reserve Series 2019		1,134,662.50			1,134,662.50
Revenue Series 2019		182,660.88			182,660.88
Interest Series 2019		13.24			13.24
Prepayment Series 2019		12,031.14			12,031.14
Sinking Fund Series 2019		43.28			43.28
Acquisition/Construction Series 2019			\$ 61,572.80		61,572.80
Total Current Assets	<u>\$ 603,654.15</u>	<u>\$ 2,407,083.27</u>	<u>\$ 61,572.80</u>	<u>\$ -</u>	<u>\$ 3,072,310.22</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,329,411.04	\$ 1,329,411.04
Amount To Be Provided				15,975,588.96	15,975,588.96
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,305,000.00</u>	<u>\$ 17,305,000.00</u>
Total Assets	<u><u>\$ 603,654.15</u></u>	<u><u>\$ 2,407,083.27</u></u>	<u><u>\$ 61,572.80</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,377,310.22</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 1,540.50				\$ 1,540.50
Deferred Revenue	484,999.05				484,999.05
Deferred Revenue		\$ 1,077,672.23			1,077,672.23
Total Current Liabilities	<u>\$ 486,539.55</u>	<u>\$ 1,077,672.23</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,564,211.78</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>\$ 486,539.55</u></u>	<u><u>\$ 1,077,672.23</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 18,869,211.78</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	(121,666.02)				(121,666.02)
Net Assets, Unrestricted		\$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		(336,788.62)			(336,788.62)
Net Assets, Unrestricted			\$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(8,672.31)		(8,672.31)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	<u><u>\$ 117,114.60</u></u>	<u><u>\$ 1,329,411.04</u></u>	<u><u>\$ 61,572.80</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,508,098.44</u></u>
Total Liabilities and Net Assets	<u><u>\$ 603,654.15</u></u>	<u><u>\$ 2,407,083.27</u></u>	<u><u>\$ 61,572.80</u></u>	<u><u>\$ 17,305,000.00</u></u>	<u><u>\$ 20,377,310.22</u></u>



Magic Place CDD
Statement of Activities
As of 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	\$ 18,255.61				\$ 18,255.61
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		\$ 40,564.14			40,564.14
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	\$ 21,329.57	\$ 47,394.52	\$ -	\$ -	\$ 68,724.09
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	16,500.00				16,500.00
Engineering	1,365.00				1,365.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	267.92				267.92
District Counsel	1,213.50				1,213.50
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Tax Preparation	12.84				12.84
Postage & Shipping	0.74				0.74
Legal Advertising	261.97				261.97
Web Site Maintenance	1,050.00				1,050.00
Dues, Licenses, and Fees	175.00				175.00
Electric	12,141.17				12,141.17
Irrigation	15,632.44				15,632.44
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	70,667.34				70,667.34
Principal Payment		\$ 25,000.00			25,000.00
Interest Payments		380,273.45			380,273.45
Capital Expenditures			\$ 9,630.00		9,630.00
Total Expenses	\$ 146,341.84	\$ 405,273.45	\$ 9,630.00	\$ -	\$ 561,245.29
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 3,346.25				\$ 3,346.25
Interest Income		\$ 21,090.31			21,090.31
Interest Income			\$ 957.69		957.69
Total Other Revenues (Expenses) & Gains (Losses)	\$ 3,346.25	\$ 21,090.31	\$ 957.69	\$ -	\$ 25,394.25
Change In Net Assets	\$ (121,666.02)	\$ (336,788.62)	\$ (8,672.31)	\$ -	\$ (467,126.95)
Net Assets At Beginning Of Year	\$ 238,780.62	\$ 1,666,199.66	\$ 70,245.11	\$ -	\$ 1,975,225.39
Net Assets At End Of Year	\$ 117,114.60	\$ 1,329,411.04	\$ 61,572.80	\$ -	\$ 1,508,098.44



Magic Place CDD
Budget to Actual
 For the month ending 03/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	\$ 18,255.61	\$ 251,627.50	\$ (233,371.89)	\$ 503,255.00	3.63%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	\$ 21,329.57	\$ 251,627.50	\$ (230,297.93)	\$ 503,255.00	4.24%
General & Administrative Expenses					
Trustee Services	\$ 5,601.92	\$ 3,000.00	\$ 2,601.92	\$ 6,000.00	93.37%
Management	16,500.00	16,500.00	-	33,000.00	50.00%
Engineering	1,365.00	5,000.00	(3,635.00)	10,000.00	13.65%
Disclosure Agent	1,250.00	2,500.00	(1,250.00)	5,000.00	25.00%
District Counsel	1,213.50	10,000.00	(8,786.50)	20,000.00	6.07%
Postage & Shipping	0.74	200.00	(199.26)	400.00	0.19%
Property Appraiser	267.92	200.00	67.92	400.00	66.98%
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00	100.00%
Re-Amortization Schedule	-	125.00	(125.00)	250.00	0.00%
Audit	4,100.00	1,800.00	2,300.00	3,600.00	113.89%
Legal Advertising	261.97	1,800.00	(1,538.03)	3,600.00	7.28%
Miscellaneous	-	125.00	(125.00)	250.00	0.00%
Arbitrage	-	250.00	(250.00)	500.00	0.00%
Web Site Maintenance	1,050.00	1,350.00	(300.00)	2,700.00	38.89%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	1,839.50	1,626.50	3,679.00	94.21%
General Liability Insurance	4,236.00	2,248.00	1,988.00	4,496.00	94.22%
Additional Insurance	500.00	250.00	250.00	500.00	100.00%
Irrigation	15,632.44	50,000.00	(34,367.56)	100,000.00	15.63%
Lake Maintenance	-	6,000.00	(6,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	70,667.34	123,150.00	(52,482.66)	246,300.00	28.69%
Streetlights	12,141.17	20,000.00	(7,858.83)	40,000.00	30.35%
Tax Preparation Fee	12.84	10.00	2.84	20.00	64.20%
Supervisor Fees	400.00	-	400.00	-	0.00%
Contingency	-	1,442.50	(1,442.50)	2,885.00	0.00%
Total General & Administrative Expenses	\$ 146,341.84	\$ 251,627.50	\$ (105,285.66)	\$ 503,255.00	29.08%
Total Expenses	\$ 146,341.84	\$ 251,627.50	\$ (105,285.66)	\$ 503,255.00	
Income (Loss) from Operations	\$ (125,012.27)	\$ -	\$ (125,012.27)	\$ -	
Other Income (Expense)					
Interest Income	\$ 3,346.25	\$ -	\$ 3,346.25	\$ -	
Total Other Income (Expense)	\$ 3,346.25	\$ -	\$ 3,346.25	\$ -	
Net Income (Loss)	\$ (121,666.02)	\$ -	\$ (121,666.02)	\$ -	