Magic Place CDD

September 2026 Financial Package

September 30, 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 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 535,617.65				$ 535,617.65
Prepaid Expenses	8,780.00				8,780.00
Debt Service Reserve Series 2019		$ 1,135,641.61			1,135,641.61
Revenue Series 2019		566,355.57			566,355.57
Interest Series 2019		50.33			50.33
Prepayment Series 2019		1,235.11			1,235.11
Sinking Fund Series 2019		85.65			85.65
Acquisition/Construction Series 2019			$ 59,921.93		59,921.93
Total Current Assets	$ 544,397.65	$ 1,703,368.27	$ 59,921.93	$ -	$ 2,307,687.85
Investments					
Amount Available in Debt Service Funds				$ 1,703,368.27	$ 1,703,368.27
Amount To Be Provided				15,201,631.73	15,201,631.73
Total Investments	$ -	$ -	$ -	$ 16,905,000.00	$ 16,905,000.00
Total Assets	$ 544,397.65	$ 1,703,368.27	$ 59,921.93	$ 16,905,000.00	$ 19,212,687.85
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 2,750.00				$ 2,750.00
Total Current Liabilities	$ 2,750.00	$ -	$ -	$ -	$ 2,750.00
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 16,905,000.00	$ 16,905,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 16,905,000.00	$ 16,905,000.00
Total Liabilities	$ 2,750.00	$ -	$ -	$ 16,905,000.00	$ 16,907,750.00
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	302,867.03				302,867.03
Net Assets, Unrestricted		$ 1,666,199.66			1,666,199.66
Current Year Net Assets, Unrestricted		37,168.61			37,168.61
Net Assets, Unrestricted			$ 526,995.11		526,995.11
Current Year Net Assets, Unrestricted			(10,323.18)		(10,323.18)
Net Assets - General Government			(456,750.00)		(456,750.00)
Total Net Assets	$ 541,647.65	$ 1,703,368.27	$ 59,921.93	$ -	$ 2,304,937.85
Total Liabilities and Net Assets	$ 544,397.65	$ 1,703,368.27	$ 59,921.93	$ 16,905,000.00	$ 19,212,687.85

Magic Place CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Fund	Total
Revenues					
On-Roll Assessments	$ 524,123.85				$ 524,123.85
Other Income & Other Financing Sources	3,073.96				3,073.96
On-Roll Assessments		$ 1,164,607.92			1,164,607.92
Other Income & Other Financing Sources		6,830.38			6,830.38
Total Revenues	$ 527,197.81	$ 1,171,438.30	$ -	$ -	$ 1,698,636.11
Expenses					
Supervisor Fees	$ 1,400.00				$ 1,400.00
Public Officials' Liability Insurance	3,466.00				3,466.00
Trustee Services	5,601.92				5,601.92
Management	33,000.00				33,000.00
Engineering	2,146.00				2,146.00
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	267.92				267.92
District Counsel	2,980.50				2,980.50
Assessment Administration	7,500.00				7,500.00
Audit	4,100.00				4,100.00
Arbitrage Calculation	500.00				500.00
Tax Preparation	12.84				12.84
Postage & Shipping	71.06				71.06
Legal Advertising	742.80				742.80
Web Site Maintenance	2,400.00				2,400.00
Dues, Licenses, and Fees	175.00				175.00
Electric	25,906.56				25,906.56
Irrigation	24,654.30				24,654.30
General Insurance	4,236.00				4,236.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	113,744.44				113,744.44
Principal Payment		$ 425,000.00			425,000.00
Interest Payments		760,125.02			760,125.02
Capital Expenditures			$ 12,380.00		12,380.00
Total Expenses	$ 238,405.34	$ 1,185,125.02	$ 12,380.00	$ -	$ 1,435,910.36
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 14,074.56				$ 14,074.56
Interest Income		$ 50,855.33			50,855.33
Interest Income			$ 2,056.82		2,056.82
Total Other Revenues (Expenses) & Gains (Losses)	$ 14,074.56	$ 50,855.33	$ 2,056.82	$ -	$ 66,986.71
Change In Net Assets	$ 302,867.03	$ 37,168.61	$ (10,323.18)	$ -	$ 329,712.46
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	$ 541,647.65	$ 1,703,368.27	$ 59,921.93	$ -	$ 2,304,937.85

Magic Place CDD
Budget to Actual
For the month ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessment	$ 524,123.85	$ 503,255.00	$ 20,868.85	$ 503,255.00	104.15%
Other Income & Other Financing Sources	3,073.96	-	3,073.96	-	0.00%
Net Revenues	**$ 527,197.81**	**$ 503,255.00**	**$ 23,942.81**	**$ 503,255.00**	**104.76%**
General & Administrative Expenses					
Trustee Services	$ 5,601.92	$ 6,000.00	$ (398.08)	$ 6,000.00	93.37%
Management	33,000.00	33,000.00	-	33,000.00	100.00%
Engineering	2,146.00	10,000.00	(7,854.00)	10,000.00	21.46%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
District Counsel	2,980.50	20,000.00	(17,019.50)	20,000.00	14.90%
Postage & Shipping	71.06	400.00	(328.94)	400.00	17.77%
Property Appraiser	267.92	400.00	(132.08)	400.00	66.98%
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	4,100.00	3,600.00	500.00	3,600.00	113.89%
Legal Advertising	742.80	3,600.00	(2,857.20)	3,600.00	20.63%
Miscellaneous	-	250.00	(250.00)	250.00	0.00%
Arbitrage	500.00	500.00	-	500.00	100.00%
Web Site Maintenance	2,400.00	2,700.00	(300.00)	2,700.00	88.89%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Public Officials' Liability Insurance	3,466.00	3,679.00	(213.00)	3,679.00	94.21%
General Liability Insurance	4,236.00	4,496.00	(260.00)	4,496.00	94.22%
Additional Insurance	500.00	500.00	-	500.00	100.00%
Irrigation	24,654.30	100,000.00	(75,345.70)	100,000.00	24.65%
Lake Maintenance	-	12,000.00	(12,000.00)	12,000.00	0.00%
Landscaping Maintenance and Material	113,744.44	246,300.00	(132,555.56)	246,300.00	46.18%
Streetlights	25,906.56	40,000.00	(14,093.44)	40,000.00	64.77%
Tax Preparation Fee	12.84	20.00	(7.16)	20.00	64.20%
Supervisor Fees	1,400.00	-	1,400.00	-	0.00%
Contingency	-	2,885.00	(2,885.00)	2,885.00	0.00%
Total General & Administrative Expenses	**$ 238,405.34**	**$ 503,255.00**	**$ (264,849.66)**	**$ 503,255.00**	**47.37%**
Total Expenses	**$ 238,405.34**	**$ 503,255.00**	**$ (264,849.66)**	**$ 503,255.00**	
Income (Loss) from Operations	**$ 288,792.47**	**$ -**	**$ 288,792.47**	**$ -**	
Other Income (Expense)					
Interest Income	$ 14,074.56	$ -	$ 14,074.56	$ -	
Total Other Income (Expense)	**$ 14,074.56**	**$ -**	**$ 14,074.56**	**$ -**	
Net Income (Loss)	**$ 302,867.03**	**$ -**	**$ 302,867.03**	**$ -**	