Magic Reserve CDD

June 2025 Financial Package

June 30, 2025

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

Magic Reserve CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 288,071.05				$ 288,071.05
Prepaid Expenses	336.71				336.71
Deposits	2,995.00				2,995.00
Due From Other Funds		$ 17,140.67			17,140.67
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		390,068.29			390,068.29
Acquisition/Construction Series 2016			$ 5,744.72		5,744.72
Total Current Assets	$ 291,402.76	$ 751,033.96	$ 5,744.72	$ -	$ 1,048,181.44
Investments					
Amount Available in Debt Service Funds				$ 733,893.29	$ 733,893.29
Amount To Be Provided				3,786,106.71	3,786,106.71
Total Investments	$ -	$ -	$ -	$ 4,520,000.00	$ 4,520,000.00
Total Assets	$ 291,402.76	$ 751,033.96	$ 5,744.72	$ 4,520,000.00	$ 5,568,181.44
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 229,116.42				$ 229,116.42
Due To Other Funds	(21,283.12)				(21,283.12)
Total Current Liabilities	$ 207,833.30	$ -	$ -	$ -	$ 207,833.30
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 4,520,000.00	$ 4,520,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 4,520,000.00	$ 4,520,000.00
Total Liabilities	$ 207,833.30	$ -	$ -	$ 4,520,000.00	$ 4,727,833.30
Net Assets					
Net Assets, Unrestricted	$ (10,190.29)				$ (10,190.29)
Current Year Net Assets, Unrestricted	11,520.00				11,520.00
Net Assets - General Government	17,222.20				17,222.20
Current Year Net Assets - General Government	65,017.55				65,017.55
Net Assets, Unrestricted		$ 730,318.28			730,318.28
Current Year Net Assets, Unrestricted		20,715.68			20,715.68
Net Assets, Unrestricted			$ 200,780.62		200,780.62
Current Year Net Assets, Unrestricted			164.10		164.10
Net Assets - General Government			(195,200.00)		(195,200.00)
Total Net Assets	$ 83,569.46	$ 751,033.96	$ 5,744.72	$ -	$ 840,348.14
Total Liabilities and Net Assets	$ 291,402.76	$ 751,033.96	$ 5,744.72	$ 4,520,000.00	$ 5,568,181.44

Magic Reserve CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 433,820.27				$ 433,820.27
Land Lease Income	11,520.00				11,520.00
Other Income & Other Financing Sources	2,816.72				2,816.72
On-Roll Assessments		$ 338,729.66			338,729.66
Other Income & Other Financing Sources		2,199.31			2,199.31
Total Revenues	$ 448,156.99	$ 340,928.97	$ -	$ -	$ 789,085.96
Expenses					
Public Officials Insurance	$ 3,270.00				$ 3,270.00
Trustee Services	4,040.64				4,040.64
Management	26,250.03				26,250.03
Engineering	1,110.00				1,110.00
Disclosure Agent	2,500.00				2,500.00
Property Appraiser	103.57				103.57
District Counsel	6,873.50				6,873.50
Assessment Administration	5,000.00				5,000.00
Arbitrage Calculation	500.00				500.00
Legal Advertising	1,014.16				1,014.16
Contingency	2.76				2.76
Web Site Maintenance	1,590.00				1,590.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	140,489.19				140,489.19
Property & Casualty	3,996.00				3,996.00
General Repair & Maintenance	116,876.50				116,876.50
Lake Maintenance	1,035.00				1,035.00
Landscaping Maintenance & Material	15,580.39				15,580.39
Streetlights	50,951.83				50,951.83
Principal Payment		$ 105,000.00			105,000.00
Interest Payments		235,868.76			235,868.76
Total Expenses	$ 381,358.57	$ 340,868.76	$ -	$ -	$ 722,227.33
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 9,739.13				$ 9,739.13
Interest Income		$ 20,655.47			20,655.47
Interest Income			$ 164.10		164.10
Total Other Revenues (Expenses) & Gains (Losses)	$ 9,739.13	$ 20,655.47	$ 164.10	$ -	$ 30,558.70
Change In Net Assets	$ 76,537.55	$ 20,715.68	$ 164.10	$ -	$ 97,417.33
Net Assets At Beginning Of Year	$ 7,031.91	$ 730,318.28	$ 5,580.62	$ -	$ 742,930.81
Net Assets At End Of Year	$ 83,569.46	$ 751,033.96	$ 5,744.72	$ -	$ 840,348.14

Magic Reserve CDD
Budget to Actual
For the month ending 06/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
Revenues					
On-Roll Assessments	$ 433,820.27	$ 322,072.50	$ 111,747.77	$ 429,430.00	101.02%
Interest Income	9,739.13	-	9,739.13	-	0.00%
Land Lease Income	11,520.00	-	11,520.00	-	0.00%
Other Income & Other Financing Sources	2,816.72	-	2,816.72	-	0.00%
Net Revenues	**$ 457,896.12**	**$ 322,072.50**	**$ 135,823.62**	**$ 429,430.00**	**106.63%**
General & Administrative Expenses					
Trustee Services	$ 4,040.64	$ 3,075.00	$ 965.64	$ 4,100.00	98.55%
District Management Fees	26,250.03	26,250.00	0.03	35,000.00	75.00%
Engineering Fees	1,110.00	7,500.00	(6,390.00)	10,000.00	11.10%
Disclosure Agent	2,500.00	3,750.00	(1,250.00)	5,000.00	50.00%
Property Appraiser	103.57	243.75	(140.18)	325.00	31.87%
District Counsel	6,873.50	13,500.00	(6,626.50)	18,000.00	38.19%
Assessment Administration	5,000.00	3,750.00	1,250.00	5,000.00	100.00%
Re-Amortization Schedule	-	187.50	(187.50)	250.00	0.00%
Arbitrage	500.00	375.00	125.00	500.00	100.00%
Audit	-	2,625.00	(2,625.00)	3,500.00	0.00%
Legal Advertising	1,014.16	1,500.00	(485.84)	2,000.00	50.71%
Contingency	2.76	900.00	(897.24)	1,200.00	0.23%
Web Site Maintenance	1,590.00	1,935.00	(345.00)	2,580.00	61.63%
Dues, Licenses & Fees	175.00	131.25	43.75	175.00	100.00%
Irrigation	140,489.19	75,000.00	65,489.19	100,000.00	140.49%
Public Officials' Liability Insurance	3,270.00	2,625.00	645.00	3,500.00	93.43%
General Insurance	3,996.00	3,225.00	771.00	4,300.00	92.93%
Lake Maintenance	1,035.00	3,000.00	(1,965.00)	4,000.00	25.88%
HOA Maintenance	116,876.50	90,000.00	26,876.50	120,000.00	97.40%
Landscaping Maintenance and Material	15,580.39	22,500.00	(6,919.61)	30,000.00	51.93%
Streetlights	50,951.83	60,000.00	(9,048.17)	80,000.00	63.69%
Total General & Administrative Expenses	**$ 381,358.57**	**$ 322,072.50**	**$ 59,286.07**	**$ 429,430.00**	**88.81%**
Total Expenses	**$ 381,358.57**	**$ 322,072.50**	**$ 59,286.07**	**$ 429,430.00**	**88.81%**
Net Income (Loss)	**$ 76,537.55**	**$ -**	**$ 76,537.55**	**$ -**	