



Magic Reserve CDD

September 2025 Financial Package

September 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 9/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 241,569.89				\$ 241,569.89
Prepaid Expenses	8,538.71				8,538.71
Deposits	2,995.00				2,995.00
Debt Service Reserve Series 2016		\$ 343,825.00			343,825.00
Revenue Series 2016		415,121.19			415,121.19
Acquisition/Construction Series 2016			\$ 5,806.40		5,806.40
Total Current Assets	\$ 253,103.60	\$ 758,946.19	\$ 5,806.40	\$ -	\$ 1,017,856.19
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 758,946.19	\$ 758,946.19
Amount To Be Provided				3,761,053.81	3,761,053.81
Total Investments	\$ -	\$ -	\$ -	\$ 4,520,000.00	\$ 4,520,000.00
Total Assets	\$ 253,103.60	\$ 758,946.19	\$ 5,806.40	\$ 4,520,000.00	\$ 5,537,856.19
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 210,375.27				\$ 210,375.27
Due To Other Governmental Units	22,735.49				22,735.49
Total Current Liabilities	\$ 233,110.76	\$ -	\$ -	\$ -	\$ 233,110.76
<u>Long Term Liabilities</u>					
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	\$ 233,110.76	\$ -	\$ -	\$ 4,520,000.00	\$ 4,753,110.76
<u>Net Assets</u>					
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	1,440.93				1,440.93
Net Assets, Unrestricted		\$ 730,318.28			730,318.28
Current Year Net Assets, Unrestricted		28,627.91			28,627.91
Net Assets, Unrestricted			\$ 200,780.62		200,780.62
Current Year Net Assets, Unrestricted			225.78		225.78
Net Assets - General Government			(195,200.00)		(195,200.00)
Total Net Assets	\$ 19,992.84	\$ 758,946.19	\$ 5,806.40	\$ -	\$ 784,745.43
Total Liabilities and Net Assets	\$ 253,103.60	\$ 758,946.19	\$ 5,806.40	\$ 4,520,000.00	\$ 5,537,856.19



Magic Reserve CDD
Statement of Activities
As of 9/30/2025

	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	<u>\$ 448,156.99</u>	<u>\$ 340,928.97</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 789,085.96</u>
Expenses					
Public Officials Insurance	\$ 3,270.00				\$ 3,270.00
Trustee Services	4,040.64				4,040.64
Management	35,000.00				35,000.00
Engineering	1,370.00				1,370.00
Disclosure Agent	3,750.00				3,750.00
Property Appraiser	103.57				103.57
District Counsel	8,344.50				8,344.50
Assessment Administration	5,000.00				5,000.00
Audit	3,255.00				3,255.00
Arbitrage Calculation	500.00				500.00
Legal Advertising	1,093.93				1,093.93
Contingency	281.98				281.98
Web Site Maintenance	2,220.00				2,220.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	169,855.78				169,855.78
Property & Casualty	3,996.00				3,996.00
General Repair & Maintenance	116,876.50				116,876.50
Lake Maintenance	1,380.00				1,380.00
Landscaping Maintenance & Material	19,335.15				19,335.15
Streetlights	67,840.15				67,840.15
Principal Payment		\$ 105,000.00			105,000.00
Interest Payments		235,868.76			235,868.76
Total Expenses	<u>\$ 447,688.20</u>	<u>\$ 340,868.76</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 788,556.96</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 12,492.14				\$ 12,492.14
Interest Income		\$ 28,567.70			28,567.70
Interest Income			\$ 225.78		225.78
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 12,492.14</u>	<u>\$ 28,567.70</u>	<u>\$ 225.78</u>	<u>\$ -</u>	<u>\$ 41,285.62</u>
Change In Net Assets	<u>\$ 12,960.93</u>	<u>\$ 28,627.91</u>	<u>\$ 225.78</u>	<u>\$ -</u>	<u>\$ 41,814.62</u>
Net Assets At Beginning Of Year	<u>\$ 7,031.91</u>	<u>\$ 730,318.28</u>	<u>\$ 5,580.62</u>	<u>\$ -</u>	<u>\$ 742,930.81</u>
Net Assets At End Of Year	<u><u>\$ 19,992.84</u></u>	<u><u>\$ 758,946.19</u></u>	<u><u>\$ 5,806.40</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 784,745.43</u></u>



Magic Reserve CDD
Budget to Actual
For the month ending 09/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage
<u>Revenues</u>					
On-Roll Assessments	\$ 433,820.27	\$ 429,430.00	\$ 4,390.27	\$ 429,430.00	101.02%
Interest Income	12,492.14	-	12,492.14	-	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	\$ 460,649.13	\$ 429,430.00	\$ 31,219.13	\$ 429,430.00	107.27%
<u>General & Administrative Expenses</u>					
Trustee Services	\$ 4,040.64	\$ 4,100.00	\$ (59.36)	\$ 4,100.00	98.55%
District Management Fees	35,000.00	35,000.00	-	35,000.00	100.00%
Engineering Fees	1,370.00	10,000.00	(8,630.00)	10,000.00	13.70%
Disclosure Agent	3,750.00	5,000.00	(1,250.00)	5,000.00	75.00%
Property Appraiser	103.57	325.00	(221.43)	325.00	31.87%
District Counsel	8,344.50	18,000.00	(9,655.50)	18,000.00	46.36%
Assessment Administration	5,000.00	5,000.00	-	5,000.00	100.00%
Re-Amortization Schedule	-	250.00	(250.00)	250.00	0.00%
Arbitrage	500.00	500.00	-	500.00	100.00%
Audit	3,255.00	3,500.00	(245.00)	3,500.00	93.00%
Legal Advertising	1,093.93	2,000.00	(906.07)	2,000.00	54.70%
Contingency	281.98	1,200.00	(918.02)	1,200.00	23.50%
Web Site Maintenance	2,220.00	2,580.00	(360.00)	2,580.00	86.05%
Dues, Licenses & Fees	175.00	175.00	-	175.00	100.00%
Irrigation	169,855.78	100,000.00	69,855.78	100,000.00	169.86%
Public Officials' Liability Insurance	3,270.00	3,500.00	(230.00)	3,500.00	93.43%
General Insurance	3,996.00	4,300.00	(304.00)	4,300.00	92.93%
Lake Maintenance	1,380.00	4,000.00	(2,620.00)	4,000.00	34.50%
HOA Maintenance	116,876.50	120,000.00	(3,123.50)	120,000.00	97.40%
Landscaping Maintenance and Material	19,335.15	30,000.00	(10,664.85)	30,000.00	64.45%
Streetlights	67,840.15	80,000.00	(12,159.85)	80,000.00	84.80%
Total General & Administrative Expenses	\$ 447,688.20	\$ 429,430.00	\$ 18,258.20	\$ 429,430.00	104.25%
Total Expenses	\$ 447,688.20	\$ 429,430.00	\$ 18,258.20	\$ 429,430.00	104.25%
Net Income (Loss)	\$ 12,960.93	\$ -	\$ 12,960.93	\$ -	