Magic Reserve CDD

October 2025 Financial Package

October 31, 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 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 195,052.64				$ 195,052.64
Assessments Receivable	562,529.37				562,529.37
Deposits	2,995.00				2,995.00
Assessments Receivable		$ 335,118.23			335,118.23
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		417,684.24			417,684.24
Acquisition/Construction Series 2016			$ 5,826.01		5,826.01
Total Current Assets	$ 760,577.01	$ 1,096,627.47	$ 5,826.01	$ -	$ 1,863,030.49
Investments					
Amount Available in Debt Service Funds				$ 761,509.24	$ 761,509.24
Amount To Be Provided				3,758,490.76	3,758,490.76
Total Investments	$ -	$ -	$ -	$ 4,520,000.00	$ 4,520,000.00
Total Assets	$ 760,577.01	$ 1,096,627.47	$ 5,826.01	$ 4,520,000.00	$ 6,383,030.49
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 225,366.46				$ 225,366.46
Deferred Revenue	562,529.37				562,529.37
Deferred Revenue		$ 335,118.23			335,118.23
Total Current Liabilities	$ 787,895.83	$ 335,118.23	$ -	$ -	$ 1,123,014.06
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	$ 787,895.83	$ 335,118.23	$ -	$ 4,520,000.00	$ 5,643,014.06
Net Assets					
Net Assets, Unrestricted	$ 1,329.71				$ 1,329.71
Net Assets - General Government	(16,153.12)				(16,153.12)
Current Year Net Assets - General Government	(12,495.41)				(12,495.41)
Net Assets, Unrestricted		$ 761,509.24			761,509.24
Net Assets, Unrestricted			$ 201,026.01		201,026.01
Net Assets - General Government			(195,200.00)		(195,200.00)
Total Net Assets	$ (27,318.82)	$ 761,509.24	$ 5,826.01	$ -	$ 740,016.43
Total Liabilities and Net Assets	$ 760,577.01	$ 1,096,627.47	$ 5,826.01	$ 4,520,000.00	$ 6,383,030.49

Magic Reserve CDD
Statement of Activities
As of 10/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
Total Revenues	$ -	$ -	$ -	$ -	$ -
Expenses					
Public Officials Insurance	$ 3,466.00				$ 3,466.00
Trustee Services	336.71				336.71
Management	2,916.67				2,916.67
Legal Advertising	65.88				65.88
Web Site Maintenance	125.00				125.00
Dues, Licenses, and Fees	175.00				175.00
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	115.00				115.00
Streetlights	1,276.44				$ 1,276.44
Total Expenses	$ 13,212.70	$ -	$ -	$ -	$ 13,212.70
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 717.29				$ 717.29
Total Other Revenues (Expenses) & Gains (Losses)	$ 717.29	$ -	$ -	$ -	$ 717.29
Change In Net Assets	$ (12,495.41)	$ -	$ -	$ -	$ (12,495.41)
Net Assets At Beginning Of Year	$ (14,823.41)	$ 761,509.24	$ 5,826.01	$ -	$ 752,511.84
Net Assets At End Of Year	$ (27,318.82)	$ 761,509.24	$ 5,826.01	$ -	$ 740,016.43

Magic Reserve Community Development District
Budget to Actual
For the month ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ -	$ 46,877.50	$ (46,877.50)	$ 562,530.00	0.00%
Interest Income	717.29	-	717.29	-	
Net Revenues	**$ 717.29**	**$ 46,877.50**	**$ (46,160.21)**	**$ 562,530.00**	**0.13%**
General & Administrative Expenses					
Trustee Services	$ 336.71	$ 350.00	$ (13.29)	$ 4,200.00	8.02%
District Management Fees	2,916.67	2,916.67	0.00	35,000.00	8.33%
Engineering Fees	-	833.33	(833.33)	10,000.00	0.00%
Disclosure Agent	-	416.67	(416.67)	5,000.00	0.00%
Property Appraiser	-	27.08	(27.08)	325.00	0.00%
District Counsel	-	1,500.00	(1,500.00)	18,000.00	0.00%
Assessment Administration	-	416.67	(416.67)	5,000.00	0.00%
Re-Amortization Schedule	-	20.83	(20.83)	250.00	0.00%
Arbitrage	-	41.67	(41.67)	500.00	0.00%
Audit	-	291.67	(291.67)	3,500.00	0.00%
Legal Advertising	65.88	166.67	(100.79)	2,000.00	3.29%
Postage /Shipping	-	25.00	(25.00)	300.00	0.00%
Contingency	-	81.67	(81.67)	980.00	0.00%
Tax Preparation Fee	-	1.67	(1.67)	20.00	0.00%
Web Site Maintenance	125.00	225.00	(100.00)	2,700.00	4.63%
Dues, Licenses & Fees	175.00	14.58	160.42	175.00	100.00%
Irrigation	-	23,750.00	(23,750.00)	285,000.00	0.00%
Public Officials' Liability Insurance	3,466.00	320.83	3,145.17	3,850.00	90.03%
General Insurance	4,236.00	394.17	3,841.83	4,730.00	89.56%
Additional Insurance	500.00	41.67	458.33	500.00	100.00%
Lake Maintenance	115.00	333.33	(218.33)	4,000.00	2.88%
HOA Maintenance	-	4,166.67	(4,166.67)	50,000.00	0.00%
Landscaping Maintenance and Material	-	2,500.00	(2,500.00)	30,000.00	0.00%
Mulch	-	1,000.00	(1,000.00)	12,000.00	0.00%
Palm Pruning	-	375.00	(375.00)	4,500.00	0.00%
Streetlights	1,276.44	6,666.67	(5,390.23)	80,000.00	1.60%
Total General & Administrative Expenses	**$ 13,212.70**	**$ 46,877.50**	**$ (33,664.80)**	**$ 562,530.00**	**2.35%**
Total Expenses	**$ 13,212.70**	**$ 46,877.50**	**$ (33,664.80)**	**$ 562,530.00**	**2.35%**
Net Income (Loss)	**$ (12,495.41)**	**$ -**	**$ (12,495.41)**	**$ -**	