Magic Reserve CDD

November 2025 Financial Package

November 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 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 223,091.23				$ 223,091.23
Assessments Receivable	509,467.27				509,467.27
Deposits	2,995.00				2,995.00
Assessments Receivable		$ 303,507.29			303,507.29
Due From Other Funds		33,510.69			33,510.69
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		193,505.13			193,505.13
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	$ 735,553.50	$ 880,196.21	$ -	$ -	$ 1,615,749.71
Investments					
Amount Available in Debt Service Funds				$ 543,178.23	$ 543,178.23
Amount To Be Provided				3,866,821.77	3,866,821.77
Total Investments	$ -	$ -	$ -	$ 4,410,000.00	$ 4,410,000.00
Total Assets	$ 735,553.50	$ 880,196.21	$ -	$ 4,410,000.00	$ 6,025,749.71
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 218,356.34				$ 218,356.34
Deferred Revenue	509,467.27				509,467.27
Deferred Revenue		$ 303,507.29			303,507.29
Total Current Liabilities	$ 727,823.61	$ 303,507.29	$ -	$ -	$ 1,031,330.90
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 4,410,000.00	$ 4,410,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 4,410,000.00	$ 4,410,000.00
Total Liabilities	$ 727,823.61	$ 303,507.29	$ -	$ 4,410,000.00	$ 5,441,330.90
Net Assets					
Net Assets, Unrestricted	$ 1,329.71				$ 1,329.71
Current Year Net Assets, Unrestricted	5,760.00				5,760.00
Net Assets - General Government	(16,152.12)				(16,152.12)
Current Year Net Assets - General Government	16,792.30				16,792.30
Net Assets, Unrestricted		$ 761,509.24			761,509.24
Current Year Net Assets, Unrestricted		(184,820.32)			(184,820.32)
Net Assets, Unrestricted			$ 201,026.01		201,026.01
Current Year Net Assets, Unrestricted			(5,826.01)		(5,826.01)
Net Assets - General Government			(195,200.00)		(195,200.00)
Total Net Assets	$ 7,729.89	$ 576,688.92	$ -	$ -	$ 584,418.81
Total Liabilities and Net Assets	$ 735,553.50	$ 880,196.21	$ -	$ 4,410,000.00	$ 6,025,749.71

Magic Reserve CDD
Statement of Activities
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 53,062.10				$ 53,062.10
Land Lease Income	5,760.00				5,760.00
Other Income & Other Financing Sources	3,188.91				3,188.91
On-Roll Assessments		$ 31,610.94			31,610.94
Other Income & Other Financing Sources		1,899.75			1,899.75
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			$ (5,848.10)		(5,848.10)
Total Revenues	$ 62,011.01	$ 39,358.79	$ (5,848.10)	$ -	$ 95,521.70
Expenses					
Public Officials Insurance	$ 3,466.00				$ 3,466.00
Trustee Services	336.71				336.71
Management	5,833.34				5,833.34
Engineering	390.00				390.00
District Counsel	339.00				339.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	250.00				250.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	12,550.53				12,550.53
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	230.00				230.00
Landscaping Maintenance & Material	1,877.38				1,877.38
Streetlights	5,402.51				5,402.51
Principal Payment		$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	$ 40,784.85	$ 226,753.13	$ -	$ -	$ 267,537.98
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 1,326.14				$ 1,326.14
Interest Income		$ 2,574.02			2,574.02
Interest Income			$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	$ 1,326.14	$ 2,574.02	$ 22.09	$ -	$ 3,922.25
Change In Net Assets	$ 22,552.30	$ (184,820.32)	$ (5,826.01)	$ -	$ (168,094.03)
Net Assets At Beginning Of Year	$ (14,822.41)	$ 761,509.24	$ 5,826.01	$ -	$ 752,512.84
Net Assets At End Of Year	$ 7,729.89	$ 576,688.92	$ -	$ -	$ 584,418.81

Magic Reserve Community Development District
Budget to Actual
For the month ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 53,062.10	$ 93,755.00	$ (40,692.90)	$ 562,530.00	9.43%
Interest Income	1,326.14	-	1,326.14	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Other Income & Other Financing Sources	3,188.91	-	3,188.91	-	0.00%
Net Revenues	**$ 63,337.15**	**$ 93,755.00**	**$ (30,417.85)**	**$ 562,530.00**	**11.26%**
General & Administrative Expenses					
Trustee Services	$ 336.71	$ 700.00	$ (363.29)	$ 4,200.00	8.02%
District Management Fees	5,833.34	5,833.33	0.01	35,000.00	16.67%
Engineering Fees	390.00	1,666.67	(1,276.67)	10,000.00	3.90%
Disclosure Agent	-	833.33	(833.33)	5,000.00	0.00%
Property Appraiser	-	54.17	(54.17)	325.00	0.00%
District Counsel	339.00	3,000.00	(2,661.00)	18,000.00	1.88%
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00	100.00%
Re-Amortization Schedule	-	41.67	(41.67)	250.00	0.00%
Arbitrage	-	83.33	(83.33)	500.00	0.00%
Audit	-	583.33	(583.33)	3,500.00	0.00%
Legal Advertising	197.64	333.33	(135.69)	2,000.00	9.88%
Postage /Shipping	0.74	50.00	(49.26)	300.00	0.25%
Contingency	-	163.33	(163.33)	980.00	0.00%
Tax Preparation Fee	-	3.33	(3.33)	20.00	0.00%
Web Site Maintenance	250.00	450.00	(200.00)	2,700.00	9.26%
Dues, Licenses & Fees	175.00	29.17	145.83	175.00	100.00%
Irrigation	12,550.53	47,500.00	(34,949.47)	285,000.00	4.40%
Public Officials' Liability Insurance	3,466.00	641.67	2,824.33	3,850.00	90.03%
General Insurance	4,236.00	788.33	3,447.67	4,730.00	89.56%
Additional Insurance	500.00	83.33	416.67	500.00	100.00%
Lake Maintenance	230.00	666.67	(436.67)	4,000.00	5.75%
HOA Maintenance	-	8,333.33	(8,333.33)	50,000.00	0.00%
Landscaping Maintenance and Material	1,877.38	5,000.00	(3,122.62)	30,000.00	6.26%
Mulch	-	2,000.00	(2,000.00)	12,000.00	0.00%
Palm Pruning	-	750.00	(750.00)	4,500.00	0.00%
Streetlights	5,402.51	13,333.33	(7,930.82)	80,000.00	6.75%
Total General & Administrative Expenses	**$ 40,784.85**	**$ 93,755.00**	**$ (52,970.15)**	**$ 562,530.00**	**7.25%**
Total Expenses	**$ 40,784.85**	**$ 93,755.00**	**$ (52,970.15)**	**$ 562,530.00**	**7.25%**
Net Income (Loss)	**$ 22,552.30**	**$ -**	**$ 22,552.30**	**$ -**	