Magic Reserve CDD

December 2025 Financial Package

December 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 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 582,437.38				$ 582,437.38
Assessments Receivable	122,489.45				122,489.45
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		$ 72,971.21			72,971.21
Due From Other Funds		230,536.08			230,536.08
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		228,731.82			228,731.82
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	$ 708,276.50	$ 881,912.21	$ -	$ -	$ 1,590,188.71
Investments					
Amount Available in Debt Service Funds				$ 578,404.92	$ 578,404.92
Amount To Be Provided				3,831,595.08	3,831,595.08
Total Investments	$ -	$ -	$ -	$ 4,410,000.00	$ 4,410,000.00
Total Assets	$ 708,276.50	$ 881,912.21	$ -	$ 4,410,000.00	$ 6,000,188.71
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 212,276.20				$ 212,276.20
Due To Other Funds	15,533.90				15,533.90
Deferred Revenue	122,489.45				122,489.45
Deferred Revenue		$ 72,971.21			72,971.21
Total Current Liabilities	$ 350,299.55	$ 72,971.21	$ -	$ -	$ 423,270.76
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	$ 350,299.55	$ 72,971.21	$ -	$ 4,410,000.00	$ 4,833,270.76
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	367,039.36				367,039.36
Net Assets, Unrestricted		$ 761,509.24			761,509.24
Current Year Net Assets, Unrestricted		47,431.76			47,431.76
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	$ 357,976.95	$ 808,941.00	$ -	$ -	$ 1,166,917.95
Total Liabilities and Net Assets	$ 708,276.50	$ 881,912.21	$ -	$ 4,410,000.00	$ 6,000,188.71

Magic Reserve CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 440,039.92				$ 440,039.92
Land Lease Income	5,760.00				5,760.00
Other Income & Other Financing Sources	3,188.91				3,188.91
On-Roll Assessments		$ 262,147.02			262,147.02
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	$ 448,988.83	$ 269,894.87	$ (5,848.10)	$ -	$ 713,035.60
Expenses					
Public Officials Insurance	$ 3,466.00				$ 3,466.00
Trustee Services	4,238.17				4,238.17
Management	8,750.01				8,750.01
Engineering	390.00				390.00
Disclosure Agent	1,250.00				1,250.00
District Counsel	434.00				434.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	34,910.08				34,910.08
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	345.00				345.00
Landscaping Maintenance & Material	3,754.76				3,754.76
Streetlights	11,032.27				11,032.27
Principal Payment		$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	$ 79,054.67	$ 226,753.13	$ -	$ -	$ 305,807.80
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 2,865.20				$ 2,865.20
Interest Income		$ 4,290.02			4,290.02
Interest Income			$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	$ 2,865.20	$ 4,290.02	$ 22.09	$ -	$ 7,177.31
Change In Net Assets	$ 372,799.36	$ 47,431.76	$ (5,826.01)	$ -	$ 414,405.11
Net Assets At Beginning Of Year	$ (14,822.41)	$ 761,509.24	$ 5,826.01	$ -	$ 752,512.84
Net Assets At End Of Year	$ 357,976.95	$ 808,941.00	$ -	$ -	$ 1,166,917.95

Magic Reserve Community Development District
Budget to Actual
For the month ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 440,039.92	$ 140,632.50	$ 299,407.42	$ 562,530.00	78.23%
Interest Income	2,865.20	-	2,865.20	-	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	**$ 451,854.03**	**$ 140,632.50**	**$ 311,221.53**	**$ 562,530.00**	**80.33%**
General & Administrative Expenses					
Trustee Services	$ 4,238.17	$ 1,050.00	$ 3,188.17	$ 4,200.00	100.91%
District Management Fees	8,750.01	8,750.00	0.01	35,000.00	25.00%
Engineering Fees	390.00	2,500.00	(2,110.00)	10,000.00	3.90%
Disclosure Agent	1,250.00	1,250.00	-	5,000.00	25.00%
Property Appraiser	-	81.25	(81.25)	325.00	0.00%
District Counsel	434.00	4,500.00	(4,066.00)	18,000.00	2.41%
Assessment Administration	5,000.00	1,250.00	3,750.00	5,000.00	100.00%
Re-Amortization Schedule	-	62.50	(62.50)	250.00	0.00%
Arbitrage	-	125.00	(125.00)	500.00	0.00%
Audit	-	875.00	(875.00)	3,500.00	0.00%
Legal Advertising	197.64	500.00	(302.36)	2,000.00	9.88%
Postage /Shipping	0.74	75.00	(74.26)	300.00	0.25%
Contingency	-	245.00	(245.00)	980.00	0.00%
Tax Preparation Fee	-	5.00	(5.00)	20.00	0.00%
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00	13.89%
Dues, Licenses & Fees	175.00	43.75	131.25	175.00	100.00%
Irrigation	34,910.08	71,250.00	(36,339.92)	285,000.00	12.25%
Public Officials' Liability Insurance	3,466.00	962.50	2,503.50	3,850.00	90.03%
General Insurance	4,236.00	1,182.50	3,053.50	4,730.00	89.56%
Additional Insurance	500.00	125.00	375.00	500.00	100.00%
Lake Maintenance	345.00	1,000.00	(655.00)	4,000.00	8.63%
HOA Maintenance	-	12,500.00	(12,500.00)	50,000.00	0.00%
Landscaping Maintenance and Material	3,754.76	7,500.00	(3,745.24)	30,000.00	12.52%
Mulch	-	3,000.00	(3,000.00)	12,000.00	0.00%
Palm Pruning	-	1,125.00	(1,125.00)	4,500.00	0.00%
Streetlights	11,032.27	20,000.00	(8,967.73)	80,000.00	13.79%
Total General & Administrative Expenses	**$ 79,054.67**	**$ 140,632.50**	**$ (61,577.83)**	**$ 562,530.00**	**14.05%**
Total Expenses	**$ 79,054.67**	**$ 140,632.50**	**$ (61,577.83)**	**$ 562,530.00**	**14.05%**
Net Income (Loss)	**$ 372,799.36**	**$ -**	**$ 372,799.36**	**$ -**	