



# Magic Reserve CDD

## February 2026 Financial Package

February 28, 2026

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



**Magic Reserve CDD**  
Statement of Financial Position  
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 536,086.13				\$ 536,086.13
Assessments Receivable	84,992.48				84,992.48
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 50,632.98			50,632.98
Due From Other Funds		8,779.26			8,779.26
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		476,810.72			476,810.72
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	<u>\$ 624,428.28</u>	<u>\$ 885,896.06</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,510,324.34</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 826,483.82	\$ 826,483.82
Amount To Be Provided				3,583,516.18	3,583,516.18
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
<b>Total Assets</b>	<b><u>\$ 624,428.28</u></b>	<b><u>\$ 885,896.06</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 4,410,000.00</u></b>	<b><u>\$ 5,920,324.34</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 169,414.18				\$ 169,414.18
Deferred Revenue	84,992.48				84,992.48
Deferred Revenue		\$ 50,632.98			50,632.98
Total Current Liabilities	<u>\$ 254,406.66</u>	<u>\$ 50,632.98</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 305,039.64</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 4,410,000.00	\$ 4,410,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
<b>Total Liabilities</b>	<b><u>\$ 254,406.66</u></b>	<b><u>\$ 50,632.98</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 4,410,000.00</u></b>	<b><u>\$ 4,715,039.64</u></b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 1,329.71				\$ 1,329.71
Current Year Net Assets, Unrestricted	5,760.00				5,760.00
Net Assets - General Government	(12,963.21)				(12,963.21)
Current Year Net Assets - General Government	375,895.12				375,895.12
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		71,854.09			71,854.09
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)
<b>Total Net Assets</b>	<b><u>\$ 370,021.62</u></b>	<b><u>\$ 835,263.08</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 1,205,284.70</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 624,428.28</u></b>	<b><u>\$ 885,896.06</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 4,410,000.00</u></b>	<b><u>\$ 5,920,324.34</u></b>



**Magic Reserve CDD**  
**Statement of Activities**  
 As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$ 477,536.89				\$ 477,536.89
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		\$ 284,485.25			284,485.25
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
<b>Total Revenues</b>	<b>\$ 483,296.89</b>	<b>\$ 290,333.35</b>	<b>\$ (5,848.10)</b>	<b>\$ -</b>	<b>\$ 767,782.14</b>
<b>Expenses</b>					
Supervisor Fees	\$ 400.00				\$ 400.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	14,583.35				14,583.35
Engineering	715.00				715.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	215.28				215.28
District Counsel	776.00				776.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	925.00				925.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	42,832.04				42,832.04
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	575.00				575.00
Landscaping Maintenance & Material	5,632.14				5,632.14
Streetlights	22,307.61				22,307.61
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
<b>Total Expenses</b>	<b>\$ 108,024.97</b>	<b>\$ 226,753.13</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 334,778.10</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$ 6,383.20				\$ 6,383.20
Interest Income		\$ 8,273.87			8,273.87
Interest Income			\$ 22.09		22.09
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 6,383.20</b>	<b>\$ 8,273.87</b>	<b>\$ 22.09</b>	<b>\$ -</b>	<b>\$ 14,679.16</b>
<b>Change In Net Assets</b>	<b>\$ 381,655.12</b>	<b>\$ 71,854.09</b>	<b>\$ (5,826.01)</b>	<b>\$ -</b>	<b>\$ 447,683.20</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ (11,633.50)</b>	<b>\$ 763,408.99</b>	<b>\$ 5,826.01</b>	<b>\$ -</b>	<b>\$ 757,601.50</b>
<b>Net Assets At End Of Year</b>	<b>\$ 370,021.62</b>	<b>\$ 835,263.08</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,205,284.70</b>



**Magic Reserve Community Development District**  
 Budget to Actual  
 For the month ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 477,536.89	\$ 234,387.50	\$ 243,149.39	\$ 562,530.00	84.89%
Interest Income	6,383.20	-	6,383.20	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
<b>Net Revenues</b>	<b>\$ 489,680.09</b>	<b>\$ 234,387.50</b>	<b>\$ 255,292.59</b>	<b>\$ 562,530.00</b>	<b>87.05%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 400.00	\$ -	\$ 400.00	\$ -	0.00%
Trustee Services	4,238.17	1,750.00	2,488.17	4,200.00	100.91%
District Management Fees	14,583.35	14,583.33	0.02	35,000.00	41.67%
Engineering Fees	715.00	4,166.67	(3,451.67)	10,000.00	7.15%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
Property Appraiser	215.28	135.42	79.86	325.00	66.24%
District Counsel	776.00	7,500.00	(6,724.00)	18,000.00	4.31%
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00	100.00%
Re-Amortization Schedule	-	104.17	(104.17)	250.00	0.00%
Arbitrage	-	208.33	(208.33)	500.00	0.00%
Audit	-	1,458.33	(1,458.33)	3,500.00	0.00%
Legal Advertising	197.64	833.33	(635.69)	2,000.00	9.88%
Postage /Shipping	0.74	125.00	(124.26)	300.00	0.25%
Contingency	-	408.33	(408.33)	980.00	0.00%
Tax Preparation Fee	-	8.33	(8.33)	20.00	0.00%
Web Site Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Irrigation	42,832.04	118,750.00	(75,917.96)	285,000.00	15.03%
Public Officials' Liability Insurance	3,466.00	1,604.17	1,861.83	3,850.00	90.03%
General Insurance	4,236.00	1,970.83	2,265.17	4,730.00	89.56%
Additional Insurance	500.00	208.33	291.67	500.00	100.00%
Lake Maintenance	575.00	1,666.67	(1,091.67)	4,000.00	14.38%
HOA Maintenance	-	20,833.33	(20,833.33)	50,000.00	0.00%
Landscaping Maintenance and Material	5,632.14	12,500.00	(6,867.86)	30,000.00	18.77%
Mulch	-	5,000.00	(5,000.00)	12,000.00	0.00%
Palm Pruning	-	1,875.00	(1,875.00)	4,500.00	0.00%
Streetlights	22,307.61	33,333.33	(11,025.72)	80,000.00	27.88%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 108,024.97</b>	<b>\$ 234,387.50</b>	<b>\$ (126,362.53)</b>	<b>\$ 562,530.00</b>	<b>19.20%</b>
<b>Total Expenses</b>	<b>\$ 108,024.97</b>	<b>\$ 234,387.50</b>	<b>\$ (126,362.53)</b>	<b>\$ 562,530.00</b>	<b>19.20%</b>
<b>Net Income (Loss)</b>	<b>\$ 381,655.12</b>	<b>\$ -</b>	<b>\$ 381,655.12</b>	<b>\$ -</b>	