



Magic Reserve CDD

March 2026 Financial Package

March 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Magic Reserve CDD
Statement of Financial Position
As of 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 537,503.32				\$ 537,503.32
Assessments Receivable	79,037.59				79,037.59
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 47,085.44			47,085.44
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		491,331.53			491,331.53
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	<u>\$ 619,890.58</u>	<u>\$ 888,090.07</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,507,980.65</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 841,004.63	\$ 841,004.63
Amount To Be Provided				3,568,995.37	3,568,995.37
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
Total Assets	<u><u>\$ 619,890.58</u></u>	<u><u>\$ 888,090.07</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,410,000.00</u></u>	<u><u>\$ 5,917,980.65</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 177,737.93				\$ 177,737.93
Deferred Revenue	79,037.59				79,037.59
Deferred Revenue		\$ 47,085.44			47,085.44
Total Current Liabilities	<u>\$ 256,775.52</u>	<u>\$ 47,085.44</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 303,860.96</u>
<u>Long Term Liabilities</u>					
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>
Total Liabilities	<u><u>\$ 256,775.52</u></u>	<u><u>\$ 47,085.44</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,410,000.00</u></u>	<u><u>\$ 4,713,860.96</u></u>
<u>Net Assets</u>					
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	368,988.56				368,988.56
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		77,595.64			77,595.64
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	<u><u>\$ 363,115.06</u></u>	<u><u>\$ 841,004.63</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,204,119.69</u></u>
Total Liabilities and Net Assets	<u><u>\$ 619,890.58</u></u>	<u><u>\$ 888,090.07</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,410,000.00</u></u>	<u><u>\$ 5,917,980.65</u></u>



Magic Reserve CDD
Statement of Activities
As of 3/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$ 483,491.78				\$ 483,491.78
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		\$ 288,032.79			288,032.79
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
Total Revenues	\$ 489,251.78	\$ 293,880.89	\$ (5,848.10)	\$ -	\$ 777,284.57
Expenses					
Supervisor Fees	\$ 400.00				\$ 400.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	17,500.02				17,500.02
Engineering	845.00				845.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	215.28				215.28
District Counsel	1,394.00				1,394.00
Assessment Administration	5,000.00				5,000.00
Tax Preparation	6.42				6.42
Postage & Shipping	0.74				0.74
Legal Advertising	261.97				261.97
Web Site Maintenance	1,050.00				1,050.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	45,743.74				45,743.74
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	690.00				690.00
Landscaping Maintenance & Material	7,509.52				7,509.52
Streetlights	27,886.03				27,886.03
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	\$ 122,367.89	\$ 226,753.13	\$ -	\$ -	\$ 349,121.02
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 7,864.67				\$ 7,864.67
Interest Income		\$ 10,467.88			10,467.88
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	\$ 7,864.67	\$ 10,467.88	\$ 22.09	\$ -	\$ 18,354.64
Change In Net Assets	\$ 374,748.56	\$ 77,595.64	\$ (5,826.01)	\$ -	\$ 446,518.19
Net Assets At Beginning Of Year	\$ (11,633.50)	\$ 763,408.99	\$ 5,826.01	\$ -	\$ 757,601.50
Net Assets At End Of Year	\$ 363,115.06	\$ 841,004.63	\$ -	\$ -	\$ 1,204,119.69



Magic Reserve Community Development District
Budget to Actual
For the month ending 03/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 483,491.78	\$ 281,265.00	\$ 202,226.78	\$ 562,530.00	85.95%
Interest Income	7,864.67	-	7,864.67	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	\$ 497,116.45	\$ 281,265.00	\$ 215,851.45	\$ 562,530.00	88.37%
General & Administrative Expenses					
Supervisor Fees	\$ 400.00	\$ -	\$ 400.00	\$ -	0.00%
Trustee Services	4,238.17	2,100.00	2,138.17	4,200.00	100.91%
District Management Fees	17,500.02	17,500.00	0.02	35,000.00	50.00%
Engineering Fees	845.00	5,000.00	(4,155.00)	10,000.00	8.45%
Disclosure Agent	1,250.00	2,500.00	(1,250.00)	5,000.00	25.00%
Property Appraiser	215.28	162.50	52.78	325.00	66.24%
District Counsel	1,394.00	9,000.00	(7,606.00)	18,000.00	7.74%
Assessment Administration	5,000.00	2,500.00	2,500.00	5,000.00	100.00%
Re-Amortization Schedule	-	125.00	(125.00)	250.00	0.00%
Arbitrage	-	250.00	(250.00)	500.00	0.00%
Audit	-	1,750.00	(1,750.00)	3,500.00	0.00%
Legal Advertising	261.97	1,000.00	(738.03)	2,000.00	13.10%
Postage /Shipping	0.74	150.00	(149.26)	300.00	0.25%
Contingency	-	490.00	(490.00)	980.00	0.00%
Tax Preparation Fee	6.42	10.00	(3.58)	20.00	32.10%
Web Site Maintenance	1,050.00	1,350.00	(300.00)	2,700.00	38.89%
Dues, Licenses & Fees	175.00	87.50	87.50	175.00	100.00%
Irrigation	45,743.74	142,500.00	(96,756.26)	285,000.00	16.05%
Public Officials' Liability Insurance	3,466.00	1,925.00	1,541.00	3,850.00	90.03%
General Insurance	4,236.00	2,365.00	1,871.00	4,730.00	89.56%
Additional Insurance	500.00	250.00	250.00	500.00	100.00%
Lake Maintenance	690.00	2,000.00	(1,310.00)	4,000.00	17.25%
HOA Maintenance	-	25,000.00	(25,000.00)	50,000.00	0.00%
Landscaping Maintenance and Material	7,509.52	15,000.00	(7,490.48)	30,000.00	25.03%
Mulch	-	6,000.00	(6,000.00)	12,000.00	0.00%
Palm Pruning	-	2,250.00	(2,250.00)	4,500.00	0.00%
Streetlights	27,886.03	40,000.00	(12,113.97)	80,000.00	34.86%
Total General & Administrative Expenses	\$ 122,367.89	\$ 281,265.00	\$ (158,897.11)	\$ 562,530.00	21.75%
Total Expenses	\$ 122,367.89	\$ 281,265.00	\$ (158,897.11)	\$ 562,530.00	21.75%
Net Income (Loss)	\$ 374,748.56	\$ -	\$ 374,748.56	\$ -	