Magic Reserve CDD

July 2026 Financial Package

July 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 7/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 414,758.87				$ 414,758.87
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Debt Service Reserve Series 2016		$ 343,825.00			343,825.00
Revenue Series 2016		436,979.71			436,979.71
Prepayment Series 2016		848.10			848.10
Total Current Assets	$ 418,108.54	$ 781,652.81	$ -	$ -	$ 1,199,761.35
Investments					
Amount Available in Debt Service Funds				$ 781,652.81	$ 781,652.81
Amount To Be Provided				3,623,347.19	3,623,347.19
Total Investments	$ -	$ -	$ -	$ 4,405,000.00	$ 4,405,000.00
Total Assets	$ 418,108.54	$ 781,652.81	$ -	$ 4,405,000.00	$ 5,604,761.35
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 57,057.88				$ 57,057.88
Total Current Liabilities	$ 57,057.88	$ -	$ -	$ -	$ 57,057.88
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 4,405,000.00	$ 4,405,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 4,405,000.00	$ 4,405,000.00
Total Liabilities	$ 57,057.88	$ -	$ -	$ 4,405,000.00	$ 4,462,057.88
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	(12,963.21)				(12,963.21)
Current Year Net Assets - General Government	366,924.16				366,924.16
Net Assets, Unrestricted		$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		18,243.82			18,243.82
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	$ 361,050.66	$ 781,652.81	$ -	$ -	$ 1,142,703.47
Total Liabilities and Net Assets	$ 418,108.54	$ 781,652.81	$ -	$ 4,405,000.00	$ 5,604,761.35

Magic Reserve CDD
Statement of Activities
As of 7/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 568,453.66				$ 568,453.66
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		$ 338,647.51			338,647.51
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			$ (5,848.10)		(5,848.10)
Total Revenues	$ 574,213.66	$ 344,495.61	$ (5,848.10)	$ -	$ 912,861.17
Expenses					
Supervisor Fees	$ 1,000.00				$ 1,000.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	29,166.70				29,166.70
Engineering	4,997.45				4,997.45
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	2,823.50				2,823.50
Assessment Administration	5,000.00				5,000.00
Audit	3,285.00				3,285.00
Arbitrage Calculation	500.00				500.00
Tax Preparation	6.42				6.42
Postage & Shipping	49.57				49.57
Legal Advertising	1,181.10				1,181.10
Web Site Maintenance	2,150.00				2,150.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	71,731.77				71,731.77
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
General Repair & Maintenance	2,660.00				2,660.00
Lake Maintenance	1,150.00				1,150.00
Landscaping Maintenance & Material	16,896.42				16,896.42
Tree Trimming	4,227.00				4,227.00
Streetlights	50,384.28				50,384.28
Principal Payment		$ 115,000.00			115,000.00
Interest Payments		231,031.26			231,031.26
Total Expenses	$ 215,039.66	$ 346,031.26	$ -	$ -	$ 561,070.92
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 13,510.16				$ 13,510.16
Interest Income		$ 19,779.47			19,779.47
Interest Income			$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	$ 13,510.16	$ 19,779.47	$ 22.09	$ -	$ 33,311.72
Change In Net Assets	$ 372,684.16	$ 18,243.82	$ (5,826.01)	$ -	$ 385,101.97
Net Assets At Beginning Of Year	$ (11,633.50)	$ 763,408.99	$ 5,826.01	$ -	$ 757,601.50
Net Assets At End Of Year	$ 361,050.66	$ 781,652.81	$ -	$ -	$ 1,142,703.47

Magic Reserve Community Development District
Budget to Actual
For the month ending 07/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 568,453.66	$ 468,775.00	$ 99,678.66	$ 562,530.00	101.05%
Interest Income	13,510.16	-	13,510.16	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	**$ 587,723.82**	**$ 468,775.00**	**$ 118,948.82**	**$ 562,530.00**	**104.48%**
General & Administrative Expenses					
Supervisor Fees	$ 1,000.00	$ -	$ 1,000.00	$ -	0.00%
Trustee Services	4,238.17	3,500.00	738.17	4,200.00	100.91%
District Management Fees	29,166.70	29,166.67	0.03	35,000.00	83.33%
Engineering Fees	4,997.45	8,333.33	(3,335.88)	10,000.00	49.97%
Disclosure Agent	5,000.00	4,166.67	833.33	5,000.00	100.00%
Property Appraiser	215.28	270.83	(55.55)	325.00	66.24%
District Counsel	2,823.50	15,000.00	(12,176.50)	18,000.00	15.69%
Assessment Administration	5,000.00	4,166.67	833.33	5,000.00	100.00%
Re-Amortization Schedule	-	208.33	(208.33)	250.00	0.00%
Arbitrage	500.00	416.67	83.33	500.00	100.00%
Audit	3,285.00	2,916.67	368.33	3,500.00	93.86%
Legal Advertising	1,181.10	1,666.67	(485.57)	2,000.00	59.06%
Postage /Shipping	49.57	250.00	(200.43)	300.00	16.52%
Contingency	-	816.67	(816.67)	980.00	0.00%
Tax Preparation Fee	6.42	16.67	(10.25)	20.00	32.10%
Web Site Maintenance	2,150.00	2,250.00	(100.00)	2,700.00	79.63%
Dues, Licenses & Fees	175.00	145.83	29.17	175.00	100.00%
Irrigation	71,731.77	237,500.00	(165,768.23)	285,000.00	25.17%
Public Officials' Liability Insurance	3,466.00	3,208.33	257.67	3,850.00	90.03%
General Insurance	4,236.00	3,941.67	294.33	4,730.00	89.56%
Additional Insurance	500.00	416.67	83.33	500.00	100.00%
Lake Maintenance	1,150.00	3,333.33	(2,183.33)	4,000.00	28.75%
HOA Maintenance	2,660.00	41,666.67	(39,006.67)	50,000.00	5.32%
Landscaping Maintenance and Material	16,896.42	25,000.00	(8,103.58)	30,000.00	56.32%
Mulch	-	10,000.00	(10,000.00)	12,000.00	0.00%
Palm Pruning	4,227.00	3,750.00	477.00	4,500.00	93.93%
Streetlights	50,384.28	66,666.67	(16,282.39)	80,000.00	62.98%
Total General & Administrative Expenses	**$ 215,039.66**	**$ 468,775.00**	**$ (253,735.34)**	**$ 562,530.00**	**38.23%**
Total Expenses	**$ 215,039.66**	**$ 468,775.00**	**$ (253,735.34)**	**$ 562,530.00**	**38.23%**
Net Income (Loss)	**$ 372,684.16**	**$ -**	**$ 372,684.16**	**$ -**	