



Magic Reserve CDD

August 2026 Financial Package

August 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 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 400,826.42				\$ 400,826.42
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		439,294.68			439,294.68
Prepayment Series 2016		848.10			848.10
Total Current Assets	\$ 404,176.09	\$ 783,967.78	\$ -	\$ -	\$ 1,188,143.87
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 783,967.78	\$ 783,967.78
Amount To Be Provided				3,621,032.22	3,621,032.22
Total Investments	\$ -	\$ -	\$ -	\$ 4,405,000.00	\$ 4,405,000.00
Total Assets	\$ 404,176.09	\$ 783,967.78	\$ -	\$ 4,405,000.00	\$ 5,593,143.87
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 56,156.96				\$ 56,156.96
Total Current Liabilities	\$ 56,156.96	\$ -	\$ -	\$ -	\$ 56,156.96
<u>Long Term Liabilities</u>					
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	\$ 56,156.96	\$ -	\$ -	\$ 4,405,000.00	\$ 4,461,156.96
<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	353,892.63				353,892.63
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		20,558.79			20,558.79
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	\$ 348,019.13	\$ 783,967.78	\$ -	\$ -	\$ 1,131,986.91
Total Liabilities and Net Assets	\$ 404,176.09	\$ 783,967.78	\$ -	\$ 4,405,000.00	\$ 5,593,143.87



Magic Reserve CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
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
<u>Expenses</u>					
Supervisor Fees	\$ 1,200.00				\$ 1,200.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	32,083.37				32,083.37
Engineering	4,997.45				4,997.45
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	3,087.50				3,087.50
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	2,275.00				2,275.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	73,780.43				73,780.43
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	1,265.00				1,265.00
Landscaping Maintenance & Material	19,618.80				19,618.80
Tree Trimming	4,227.00				4,227.00
Streetlights	56,147.81				56,147.81
Principal Payment		\$ 115,000.00			115,000.00
Interest Payments		231,031.26			231,031.26
Total Expenses	\$ 229,194.90	\$ 346,031.26	\$ -	\$ -	\$ 575,226.16
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 14,633.87				\$ 14,633.87
Interest Income		\$ 22,094.44			22,094.44
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	\$ 14,633.87	\$ 22,094.44	\$ 22.09	\$ -	\$ 36,750.40
Change In Net Assets	\$ 359,652.63	\$ 20,558.79	\$ (5,826.01)	\$ -	\$ 374,385.41
Net Assets At Beginning Of Year	\$ (11,633.50)	\$ 763,408.99	\$ 5,826.01	\$ -	\$ 757,601.50
Net Assets At End Of Year	\$ 348,019.13	\$ 783,967.78	\$ -	\$ -	\$ 1,131,986.91



Magic Reserve Community Development District
Budget to Actual
For the month ending 08/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 568,453.66	\$ 515,652.50	\$ 52,801.16	\$ 562,530.00	101.05%
Interest Income	14,633.87	-	14,633.87	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	\$ 588,847.53	\$ 515,652.50	\$ 73,195.03	\$ 562,530.00	104.68%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -	0.00%
Trustee Services	4,238.17	3,850.00	388.17	4,200.00	100.91%
District Management Fees	32,083.37	32,083.33	0.04	35,000.00	91.67%
Engineering Fees	4,997.45	9,166.67	(4,169.22)	10,000.00	49.97%
Disclosure Agent	5,000.00	4,583.33	416.67	5,000.00	100.00%
Property Appraiser	215.28	297.92	(82.64)	325.00	66.24%
District Counsel	3,087.50	16,500.00	(13,412.50)	18,000.00	17.15%
Assessment Administration	5,000.00	4,583.33	416.67	5,000.00	100.00%
Re-Amortization Schedule	-	229.17	(229.17)	250.00	0.00%
Arbitrage	500.00	458.33	41.67	500.00	100.00%
Audit	3,285.00	3,208.33	76.67	3,500.00	93.86%
Legal Advertising	1,181.10	1,833.33	(652.23)	2,000.00	59.06%
Postage /Shipping	49.57	275.00	(225.43)	300.00	16.52%
Contingency	-	898.33	(898.33)	980.00	0.00%
Tax Preparation Fee	6.42	18.33	(11.91)	20.00	32.10%
Web Site Maintenance	2,275.00	2,475.00	(200.00)	2,700.00	84.26%
Dues, Licenses & Fees	175.00	160.42	14.58	175.00	100.00%
Irrigation	73,780.43	261,250.00	(187,469.57)	285,000.00	25.89%
Public Officials' Liability Insurance	3,466.00	3,529.17	(63.17)	3,850.00	90.03%
General Insurance	4,236.00	4,335.83	(99.83)	4,730.00	89.56%
Additional Insurance	500.00	458.33	41.67	500.00	100.00%
Lake Maintenance	1,265.00	3,666.67	(2,401.67)	4,000.00	31.63%
HOA Maintenance	2,660.00	45,833.33	(43,173.33)	50,000.00	5.32%
Landscaping Maintenance and Material	19,618.80	27,500.00	(7,881.20)	30,000.00	65.40%
Mulch	-	11,000.00	(11,000.00)	12,000.00	0.00%
Palm Pruning	4,227.00	4,125.00	102.00	4,500.00	93.93%
Streetlights	56,147.81	73,333.33	(17,185.52)	80,000.00	70.18%
Total General & Administrative Expenses	\$ 229,194.90	\$ 515,652.50	\$ (286,457.60)	\$ 562,530.00	40.74%
Total Expenses	\$ 229,194.90	\$ 515,652.50	\$ (286,457.60)	\$ 562,530.00	40.74%
Net Income (Loss)	\$ 359,652.63	\$ -	\$ 359,652.63	\$ -	