Magic Reserve CDD

September 2026 Financial Package

September 30, 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 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 332,465.97				$ 332,465.97
Prepaid Expenses	9,134.67				9,134.67
Deposits	2,995.00				2,995.00
Debt Service Reserve Series 2016		$ 343,825.00			343,825.00
Revenue Series 2016		441,622.01			441,622.01
Prepayment Series 2016		848.10			848.10
Total Current Assets	$ 344,595.64	$ 786,295.11	$ -	$ -	$ 1,130,890.75
Investments					
Amount Available in Debt Service Funds				$ 786,295.11	$ 786,295.11
Amount To Be Provided				3,618,704.89	3,618,704.89
Total Investments	$ -	$ -	$ -	$ 4,405,000.00	$ 4,405,000.00
Total Assets	$ 344,595.64	$ 786,295.11	$ -	$ 4,405,000.00	$ 5,535,890.75
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 2,916.63				$ 2,916.63
Total Current Liabilities	$ 2,916.63	$ -	$ -	$ -	$ 2,916.63
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	$ 2,916.63	$ -	$ -	$ 4,405,000.00	$ 4,407,916.63
Net Assets					
Net Assets, Unrestricted	$ 1,329.71				$ 1,329.71
Net Assets - General Government	(12,963.21)				(12,963.21)
Current Year Net Assets - General Government	353,312.51				353,312.51
Net Assets, Unrestricted		$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		22,886.12			22,886.12
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	$ 341,679.01	$ 786,295.11	$ -	$ -	$ 1,127,974.12
Total Liabilities and Net Assets	$ 344,595.64	$ 786,295.11	$ -	$ 4,405,000.00	$ 5,535,890.75

Magic Reserve CDD
Statement of Activities
As of 9/30/2026

	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	$ 1,400.00				$ 1,400.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	35,000.00				35,000.00
Engineering	4,997.45				4,997.45
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	3,312.50				3,312.50
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	51.91				51.91
Legal Advertising	1,260.87				1,260.87
Web Site Maintenance	2,400.00				2,400.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	68,371.55				68,371.55
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	1,380.00				1,380.00
Landscaping Maintenance & Material	21,496.18				21,496.18
Tree Trimming	4,227.00				4,227.00
Streetlights	63,371.90				63,371.90
Principal Payment		$ 115,000.00			115,000.00
Interest Payments		231,031.26			231,031.26
Total Expenses	$ 236,551.23	$ 346,031.26	$ -	$ -	$ 582,582.49
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 15,650.08				$ 15,650.08
Interest Income		$ 24,421.77			24,421.77
Interest Income			$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	$ 15,650.08	$ 24,421.77	$ 22.09	$ -	$ 40,093.94
Change In Net Assets	$ 353,312.51	$ 22,886.12	$ (5,826.01)	$ -	$ 370,372.62
Net Assets At Beginning Of Year	$ (11,633.50)	$ 763,408.99	$ 5,826.01	$ -	$ 757,601.50
Net Assets At End Of Year	$ 341,679.01	$ 786,295.11	$ -	$ -	$ 1,127,974.12

Magic Reserve Community Development District

Budget to Actual

For the month ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 568,453.66	$ 562,530.00	$ 5,923.66	$ 562,530.00	101.05%
Interest Income	15,650.08	-	15,650.08	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	**$ 589,863.74**	**$ 562,530.00**	**$ 27,333.74**	**$ 562,530.00**	**104.86%**
General & Administrative Expenses					
Supervisor Fees	$ 1,400.00	$ -	$ 1,400.00	$ -	0.00%
Trustee Services	4,238.17	4,200.00	38.17	4,200.00	100.91%
District Management Fees	35,000.00	35,000.00	-	35,000.00	100.00%
Engineering Fees	4,997.45	10,000.00	(5,002.55)	10,000.00	49.97%
Disclosure Agent	5,000.00	5,000.00	-	5,000.00	100.00%
Property Appraiser	215.28	325.00	(109.72)	325.00	66.24%
District Counsel	3,312.50	18,000.00	(14,687.50)	18,000.00	18.40%
Assessment Administration	5,000.00	5,000.00	-	5,000.00	100.00%
Re-Amortization Schedule	-	250.00	(250.00)	250.00	0.00%
Arbitrage	500.00	500.00	-	500.00	100.00%
Audit	3,285.00	3,500.00	(215.00)	3,500.00	93.86%
Legal Advertising	1,260.87	2,000.00	(739.13)	2,000.00	63.04%
Postage /Shipping	51.91	300.00	(248.09)	300.00	17.30%
Contingency	-	980.00	(980.00)	980.00	0.00%
Tax Preparation Fee	6.42	20.00	(13.58)	20.00	32.10%
Web Site Maintenance	2,400.00	2,700.00	(300.00)	2,700.00	88.89%
Dues, Licenses & Fees	175.00	175.00	-	175.00	100.00%
Irrigation	68,371.55	285,000.00	(216,628.45)	285,000.00	23.99%
Public Officials' Liability Insurance	3,466.00	3,850.00	(384.00)	3,850.00	90.03%
General Insurance	4,236.00	4,730.00	(494.00)	4,730.00	89.56%
Additional Insurance	500.00	500.00	-	500.00	100.00%
Lake Maintenance	1,380.00	4,000.00	(2,620.00)	4,000.00	34.50%
HOA Maintenance	2,660.00	50,000.00	(47,340.00)	50,000.00	5.32%
Landscaping Maintenance and Material	21,496.18	30,000.00	(8,503.82)	30,000.00	71.65%
Mulch	-	12,000.00	(12,000.00)	12,000.00	0.00%
Palm Pruning	4,227.00	4,500.00	(273.00)	4,500.00	93.93%
Streetlights	63,371.90	80,000.00	(16,628.10)	80,000.00	79.21%
Total General & Administrative Expenses	**$ 236,551.23**	**$ 562,530.00**	**$ (325,978.77)**	**$ 562,530.00**	**42.05%**
Total Expenses	**$ 236,551.23**	**$ 562,530.00**	**$ (325,978.77)**	**$ 562,530.00**	**42.05%**
Net Income (Loss)	**$ 353,312.51**	**$ -**	**$ 353,312.51**	**$ -**	