

Magic Reserve Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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www.magicreservecdd.com

The following is the agenda for the Board of Supervisors' Meeting for the **Magic Reserve Community Development District ("District")**, scheduled to begin at **10:00 a.m. on February 2, 2026, at 7430 Brooklyn Dr., Kissimmee, FL 34747**. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order / Roll Call
- Public Comment Period
- 1. **Consideration of the Minutes of the January 12, 2026, Board of Supervisors'**

General Business Matters

2. **Update on Irrigation/TOHO**
3. **Update on Speed Bumps Installation**
4. **Discussion Regarding Request for CDD's Approval for a License to use the Existing Pond for the Management and Discharge of Residual Stormwater Runoff**
5. **Ratification of Payment Authorization Nos. 243 – 252**
6. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Next Meeting – March 2, 2026
- **Audience Comments**
- **Supervisors Requests**

Adjournment



Magic Reserve Community Development District

**Consideration of the Minutes of the
January 12, 2026, Board of Supervisors'
Meeting**

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING

Monday, January 12, 2026, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Doris Houck
Nayara Longaray
Sue Legentil
Frederico Gontijo

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also Present:

Jane Gaarlandt
Gazmin Kerr
Audrey Ryan
Kevin Plenzler
Mark Watts
Steven Boyd

PFM	
PFM	(via phone)
PFM	(via phone)
PFM	(via phone)
Cobb Cole	(via phone)
Boyd Civil Engineering	(via phone)

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order/Roll Call

Ms. Gaarlandt called to order the Board of Supervisors' Meeting for the Magic Reserve Community Development District at 10:24 a.m. Roll call was taken.

Public Comment Period

There were no public comments.

Nomination(s) for :

- **Vacant Seat 2 (term expires 11/2028)**
- **Vacant Seat 5 (term expires 11/2026)**

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Ms. Houck to Seat 2, with a term expiration of 11/2028.

Ms. Gaarlandt administered the Oath of Office to Ms. Houck.

**Review and Acceptance of the
Resignation Letter from Hector
Lizasuaín**

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the Resignation Letter from Hector Lizasuain.

Ms. Gaarlandt called for nomination for Vacant Seat 5.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Mr. Gontijo to Seat 5, with a term expiration of 11/2026.

Swearing In New Supervisors

Ms. Gaarlandt administered the Oath of Office to Mr. Gontijo.

**Consideration of the Minutes of
the October 20, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the October 20, 2025, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-
01, Election of Officers**

Ms. Gaarlandt noted this resolution will add the new Officers and elect a Chairperson.

Ms. Gaarlandt reviewed the current slate of Officers.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Ms. Doris Houck as Chairperson.

On motion, by Ms. Houck, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2026-01, Election of Officers with Doris Houck as Chair, Nayara Longaray as Vice Chair, Jane Gaarlandt as Secretary, Royce Lopez, Sue Legentil, Frederico Gontijo, and Gazmin Kerr as Assistant Secretaries, Jennifer Glasgow as Treasurer, and Amanda Lane, Rick Montejano, Verona Griffith, and Amy Champagne as Assistant Treasurers.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Proposal for Annual Engineer's Report

Ms. Gaarlandt noted that an annual engineer's inspection report was added to the District's goals and objectives for FY26. The Board previously approved a not-to-exceed amount for this report of \$2,500.00. The actual proposal amount totaled \$4,200.00 which is why the proposal was brought back to the board

Mr. Boyd noted he will honor the \$2,500.00 previously agreed upon amount.

On motion, by Ms. Longaray, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Proposal for the Annual Engineer's Report and authorized the Chair to execute.

Update on Irrigation/TOHO

There were no updates at this time. District Counsel will follow up.

Ms. Gaarlandt noted the November irrigation bill was extremely high due to a leak. District Management has requested a reduced rate for that invoice due to the leak. Ms. Gaarlandt will forward this information to District Counsel.

This item was deferred.

**Update on Speed Bumps
Installation**

There were no updates at this time. District Counsel will follow up with the HOA.

This item was deferred.

**Ratification of the Data Sharing
and Usage Agreement with the
Osceola County Property
Appraiser**

Ms. Gaarlandt presented the agreement noting this is an annual agreement.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified the Data Sharing and Usage Agreement with the Osceola County Property Appraiser.

**Ratification of FY 2025 Arbitrage
Engagement Letter with LLS Tax
Solutions Inc.**

Ms. Gaarlandt presented the engagement letter. It was noted this is consistent with previous engagement letters and the report is completed on an annual basis.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified the FY 2025 Arbitrage Engagement Letter with LLS Tax Solutions Inc.

**Consideration of Funding Request
No. 39**

The Board reviewed the funding request.

It was noted Ms. Longaray will continue approving the funding requests.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Funding Request No. 39.

**Ratification of Payment
Authorizations Nos. 237 - 242**

Ms. Gaarlandt noted these are solely for ratification.

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 237-242.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials were for information only, no board action required.

The Board reviewed the financial statements through November 2025.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts reviewed the Florida Statutes regarding Sunshine laws, ethics, and public records laws for the newly elected Supervisors. It was noted there are District assigned email accounts available to the Supervisors. Mr. Watts also reviewed the Form 1 requirements for the Board.

District Management will email an information packet to the newly elected Officers. Ms. Houck elected to receive compensation.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for February 2, 2026. It was noted meetings will be held on the first Monday of the month, at 10:00 a.m., at the current location.

Ms. Gaarlandt reviewed the FY25 Goals and Objectives Report and noted is the report is posted on the District's website. The District has met all goals and objectives for Fiscal Year 2025.

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District approved the FY25 Goals and Objectives Report.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the January 12, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Reserve Community Development District

Update on the Irrigation/TOHO



Magic Reserve Community Development District

Update on Speed Bumps Installation



Magic Reserve Community Development District

**Discussion Regarding Request for CDD's
Approval for a License to use the Existing
Pond for the Management and Discharge of
Residual Stormwater Runoff**



Magic Reserve Community Development District

**Ratification of Payment Authorization
Nos. 243 – 252**

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 243
10/17/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73197	COBB COLE (MRCDD)	10/16/2025	Magic Reserve CDD	76.00
87052-101325	DUKE ENERGY (MRCDD)	10/13/2025	Magic Reserve CDD	4,126.07
93314	FLORIDACOMMERCE (MRCDD)	10/01/2025	Magic Reserve CDD	175.00
DM-10-2025-36	PFM GROUP CONSULTING LLC (MRCDD)	10/01/2025	Magic Reserve CDD	2,916.67
Total:				7,293.74

Secretary / Asst. Secretary




Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 244
10/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-102325	DUKE ENERGY (MRCDD)	10/24/2025	Magic Reserve CDD	1,276.44
			Total:	1,276.44

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 245
10/31/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
7BA85DEF-0107	OSCEOLA NEWS GAZETTE (MRCDD)	10/21/2025	Magic Reserve CDD	65.88
Total:				65.88

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 246
11/7/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
115685	AQUATIC WEED CONTROL, INC. (MRCDD)	11/01/2025	Magic Reserve CDD	115.00
4538	BOYD ENGINEERING, INC. (MRCDD)	11/06/2025	Magic Reserve CDD	390.00
OE-EXP-11-2025-38	PFM GROUP CONSULTING LLC (MRCDD)	11/04/2025	Magic Reserve CDD	0.74
7924	VGLOBALTECH (MRCDD)	11/02/2025	Magic Reserve CDD	125.00
Total:				630.74

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 247

11/14/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
73464	COBB COLE (MRCDD)	11/05/2025	Magic Reserve CDD	339.00
87052-111225	DUKE ENERGY (MRCDD)	11/12/2025	Magic Reserve CDD	4,126.07
DM-11-2025-43	PFM GROUP CONSULTING LLC (MRCDD)	11/06/2025	Magic Reserve CDD	2,916.67
Total:				7,381.74

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 248

11/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-112125	DUKE ENERGY (MRCDD)	11/21/2025	Magic Reserve CDD	1,503.69
395-2	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	11/13/2025	Magic Reserve CDD	7,143.70
405	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	11/13/2025	Magic Reserve CDD	10,690.53
406	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	11/13/2025	Magic Reserve CDD	1,877.38
407	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	11/13/2025	Magic Reserve CDD	1,860.00
7BA85DEF-0109	OSCEOLA NEWS GAZETTE (MRCDD)	10/31/2025	Magic Reserve CDD	65.88
Total:				23,141.18

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 249

11/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
139321	PFM GROUP CONSULTING LLC (MRCDD)	11/24/2025	Magic Reserve CDD	5,000.00
Total:				5,000.00

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 250

12/5/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-12-2025-45	PFM GROUP CONSULTING LLC (MRCDD)	12/01/2025	Magic Reserve CDD	2,916.67
7978235	U.S. BANK (MRCDD)	11/25/2025	Magic Reserve CDD	4,256.13
Total:				7,172.80

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 251
12/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
74783	COBB COLE (MRCDD)	12/01/2025	Magic Reserve CDD	95.00
87052-121125	DUKE ENERGY (MRCDD)	12/11/2025	Magic Reserve CDD	4,126.07
8064	VGLOBALTECH (MRCDD)	12/02/2025	Magic Reserve CDD	125.00
Total:				4,346.07

Secretary / Asst. Secretary




Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 252
12/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
116786	AQUATIC WEED CONTROL, INC. (MRCDD)	12/01/2025	Magic Reserve CDD	115.00
39953-122225	DUKE ENERGY (MRCDD)	12/22/2025	Magic Reserve CDD	1,503.69
419	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	12/11/2025	Magic Reserve CDD	22,359.55
420	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	12/11/2025	Magic Reserve CDD	1,877.38
139779	PFM GROUP CONSULTING LLC (MRCDD)	12/15/2025	Magic Reserve CDD	1,250.00
Total:				27,105.62

Secretary / Asst. Secretary


Chair / Vice Chairman



Magic Reserve Community Development District

Review of District Financial Statements



Magic Reserve CDD

December 2025 Financial Package

December 31, 2025

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



Magic Reserve CDD
Statement of Financial Position
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 582,437.38				\$ 582,437.38
Assessments Receivable	122,489.45				122,489.45
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 72,971.21			72,971.21
Due From Other Funds		230,536.08			230,536.08
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		228,731.82			228,731.82
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	\$ 708,276.50	\$ 881,912.21	\$ -	\$ -	\$ 1,590,188.71
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 578,404.92	\$ 578,404.92
Amount To Be Provided				3,831,595.08	3,831,595.08
Total Investments	\$ -	\$ -	\$ -	\$ 4,410,000.00	\$ 4,410,000.00
Total Assets	\$ 708,276.50	\$ 881,912.21	\$ -	\$ 4,410,000.00	\$ 6,000,188.71
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 212,276.20				\$ 212,276.20
Due To Other Funds	15,533.90				15,533.90
Deferred Revenue	122,489.45				122,489.45
Deferred Revenue		\$ 72,971.21			72,971.21
Total Current Liabilities	\$ 350,299.55	\$ 72,971.21	\$ -	\$ -	\$ 423,270.76
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 4,410,000.00	\$ 4,410,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 4,410,000.00	\$ 4,410,000.00
Total Liabilities	\$ 350,299.55	\$ 72,971.21	\$ -	\$ 4,410,000.00	\$ 4,833,270.76
<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	(16,152.12)				(16,152.12)
Current Year Net Assets - General Government	367,039.36				367,039.36
Net Assets, Unrestricted		\$ 761,509.24			761,509.24
Current Year Net Assets, Unrestricted		47,431.76			47,431.76
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	\$ 357,976.95	\$ 808,941.00	\$ -	\$ -	\$ 1,166,917.95
Total Liabilities and Net Assets	\$ 708,276.50	\$ 881,912.21	\$ -	\$ 4,410,000.00	\$ 6,000,188.71



Magic Reserve CDD
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 440,039.92				\$ 440,039.92
Land Lease Income	5,760.00				5,760.00
Other Income & Other Financing Sources	3,188.91				3,188.91
On-Roll Assessments		\$ 262,147.02			262,147.02
Other Income & Other Financing Sources		1,899.75			1,899.75
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
Total Revenues	\$ 448,988.83	\$ 269,894.87	\$ (5,848.10)	\$ -	\$ 713,035.60
<u>Expenses</u>					
Public Officials Insurance	\$ 3,466.00				\$ 3,466.00
Trustee Services	4,238.17				4,238.17
Management	8,750.01				8,750.01
Engineering	390.00				390.00
Disclosure Agent	1,250.00				1,250.00
District Counsel	434.00				434.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	375.00				375.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	34,910.08				34,910.08
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	345.00				345.00
Landscaping Maintenance & Material	3,754.76				3,754.76
Streetlights	11,032.27				11,032.27
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	\$ 79,054.67	\$ 226,753.13	\$ -	\$ -	\$ 305,807.80
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 2,865.20				\$ 2,865.20
Interest Income		\$ 4,290.02			4,290.02
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	\$ 2,865.20	\$ 4,290.02	\$ 22.09	\$ -	\$ 7,177.31
Change In Net Assets	\$ 372,799.36	\$ 47,431.76	\$ (5,826.01)	\$ -	\$ 414,405.11
Net Assets At Beginning Of Year	\$ (14,822.41)	\$ 761,509.24	\$ 5,826.01	\$ -	\$ 752,512.84
Net Assets At End Of Year	\$ 357,976.95	\$ 808,941.00	\$ -	\$ -	\$ 1,166,917.95



Magic Reserve Community Development District
Budget to Actual
For the month ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 440,039.92	\$ 140,632.50	\$ 299,407.42	\$ 562,530.00	78.23%
Interest Income	2,865.20	-	2,865.20	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Other Income & Other Financing Sources	3,188.91	-	3,188.91	-	0.00%
Net Revenues	\$ 451,854.03	\$ 140,632.50	\$ 311,221.53	\$ 562,530.00	80.33%
<u>General & Administrative Expenses</u>					
Trustee Services	\$ 4,238.17	\$ 1,050.00	\$ 3,188.17	\$ 4,200.00	100.91%
District Management Fees	8,750.01	8,750.00	0.01	35,000.00	25.00%
Engineering Fees	390.00	2,500.00	(2,110.00)	10,000.00	3.90%
Disclosure Agent	1,250.00	1,250.00	-	5,000.00	25.00%
Property Appraiser	-	81.25	(81.25)	325.00	0.00%
District Counsel	434.00	4,500.00	(4,066.00)	18,000.00	2.41%
Assessment Administration	5,000.00	1,250.00	3,750.00	5,000.00	100.00%
Re-Amortization Schedule	-	62.50	(62.50)	250.00	0.00%
Arbitrage	-	125.00	(125.00)	500.00	0.00%
Audit	-	875.00	(875.00)	3,500.00	0.00%
Legal Advertising	197.64	500.00	(302.36)	2,000.00	9.88%
Postage /Shipping	0.74	75.00	(74.26)	300.00	0.25%
Contingency	-	245.00	(245.00)	980.00	0.00%
Tax Preparation Fee	-	5.00	(5.00)	20.00	0.00%
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00	13.89%
Dues, Licenses & Fees	175.00	43.75	131.25	175.00	100.00%
Irrigation	34,910.08	71,250.00	(36,339.92)	285,000.00	12.25%
Public Officials' Liability Insurance	3,466.00	962.50	2,503.50	3,850.00	90.03%
General Insurance	4,236.00	1,182.50	3,053.50	4,730.00	89.56%
Additional Insurance	500.00	125.00	375.00	500.00	100.00%
Lake Maintenance	345.00	1,000.00	(655.00)	4,000.00	8.63%
HOA Maintenance	-	12,500.00	(12,500.00)	50,000.00	0.00%
Landscaping Maintenance and Material	3,754.76	7,500.00	(3,745.24)	30,000.00	12.52%
Mulch	-	3,000.00	(3,000.00)	12,000.00	0.00%
Palm Pruning	-	1,125.00	(1,125.00)	4,500.00	0.00%
Streetlights	11,032.27	20,000.00	(8,967.73)	80,000.00	13.79%
Total General & Administrative Expenses	\$ 79,054.67	\$ 140,632.50	\$ (61,577.83)	\$ 562,530.00	14.05%
Total Expenses	\$ 79,054.67	\$ 140,632.50	\$ (61,577.83)	\$ 562,530.00	14.05%
Net Income (Loss)	\$ 372,799.36	\$ -	\$ 372,799.36	\$ -	



Magic Reserve Community Development District

Staff Reports