

Magic Reserve Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone: 407-723-5900, Fax: 407-723-5901

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 July 6, 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 May 11, 2026:**
 - **Board of Supervisor's Meeting**
 - **Auditor Selection Committee Meeting**

General Business Matters

2. **Continued Discussion Regarding Request for CDD's Approval for a License to use the Existing Pond for the Management and Discharge of Residual Stormwater Runoff**
3. **Consideration of Palm Removal Proposal with Paradise Lawns & Landscaping Inc.**
4. **Discussion Regarding Magic Village 2 LLC Responsibility**
5. **Ratification of Payment Authorization No. 266**
6. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Outstanding Maintenance Items
 - Next Meeting – August 3, 2026
- Audience Comments
- Supervisors Requests

Adjournment



Magic Reserve Community Development District

Consideration of the Minutes of the May 11, 2026:

- **Board of Supervisor's Meeting**
- **Auditor Selection Committee
Meeting**

MINUTES OF MEETING

**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

**Monday, May 11, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chair
Frederico Gontijo	Assistant Secretary
Sue Legentil	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Audrey Ryan	PFM	
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	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 10:00 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

**Consideration of the Minutes of
the April 6, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes.

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 the Minutes of the April 6, 2026, Board of Supervisors' Meeting.

**Consideration of Resolution 2026-02,
Designating a Date, Time, and
Location for the Landowner Meeting**

Ms. Gaarlandt noted the recommendation is to hold the Landowner Meeting on November 2, 2026, at 10:00 a.m. The Board does not have to be in attendance, only the Landowner (s) and/or Proxy Holder.

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 2026-02, Designating a Date, Time and Location for the Landowner Meeting, with a date of November 2, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

Ms. Gaarlandt noted that Seat 1, currently held by Mr. Lopez, Seat 3, currently held by Ms. Longaray, and Seat 5, currently held by Mr. Gontijo, will be up for election.

**Review of Letter from the Osceola
County Supervisor of Elections
Regarding Number of Registered
Voters**

Ms. Gaarlandt noted that as of April 15, 2026, there are 4 registered voters within the District according to the letters from the Supervisor of Elections. She noted there has been communication with the Supervisor of Elections office, but there have been no corrections thus far.

There was brief discussion regarding the restrictions of the District and the issue of having registered voters within the District.

District Counsel can follow up with the Supervisor of Elections.

Ms. Kerr will send the registered addresses to Ms. Longaray for follow-up.

**Seating of Auditor Selection
Committee**

Ms. Gaarlandt noted the Auditor Selection Committee will be following the Board of Supervisors Meeting and recommended that the full Board be seated as the Committee.

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 the Seating of the Auditor Selection Committee as the full Board of Supervisors

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2026-03, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon

Ms. Gaarlandt noted the recommended date for the public hearing is August 3, 2026, at 10:00 a.m., at the current location. This is during a regularly scheduled Board of Supervisors meeting.

Ms. Gaarlandt reviewed the changes within the budget. It was noted the budget can be decreased but cannot be increased once approved. There has been communication with the HOA regarding the maintenance costs for the upcoming fiscal year.

There was brief discussion regarding the irrigation costs. Ms. Ryan noted the outstanding balance will be caught up by the end of the current fiscal year.

Ms. Longaray noted the irrigation account can be accessed online now.

There was brief discussion regarding the miscellaneous line item and end of the fiscal year budget adjustments. It was noted the overall budget has not increased.

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 2026-03, Approving a Preliminary Budget for FY 2027 and Setting a Public Hearing Date Thereon, with a date of August 3, 2026, at 10:00 a.m., at 7430 Brooklyn Drive, Kissimmee, FL 34747.

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

Mr. Watts noted the owner will have his engineer reach out to the District Engineer regarding the District capacity and permitting.

Mr. Boyd noted he received a voicemail on Friday and will be setting up a meeting with them for follow up. It was noted the stormwater ponds were not built for excess.

Ms. Longaray noted that Code Enforcement needs to be notified that Mr. Lizasuain is no longer on the Board. District Management will follow up. Ms. Longaray will be the new contact.

This item was deferred.

Review and Acceptance of the Fiscal Year 2025 Audit Report

Ms. Gaarlandt noted this was reviewed by District Staff.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District accepted the Fiscal Year 2025 Audit Report.

Ratification of Payment Authorizations Nos. 261-265

Ms. Gaarlandt noted these were previously approved and are included solely for ratification. It was noted these are for standard District expenses.

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 Payment Authorizations Nos. 261 - 265.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through March 2026.

There was brief discussion regarding exceeding the budget.

No action was required.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Longaray requested information on the CDD responsibility related to Magic Village 2 LLC. Mr. Watts noted these were outside of the plat boundary when the last plat was recorded. District Counsel will follow up to verify the CDD boundary. Mr. Boyd noted that area should be conveyed to the CDD. The District Engineer will follow up. This will be on the agenda for the next Board meeting. Ms. Longaray will follow up to confirm that this is the correct course of action.

District Engineer – Mr. Boyd commented regarding the needed repair of the back flow preventer. He noted that he is confirming if it is a CDD responsibility or a TOHO responsibility and will follow up.

District Manager – There was brief discussion regarding the bushhogging maintenance item. District Counsel confirmed the location is a CDD responsibility. District Management will confirm once the project is completed.

Ms. Gaarlandt noted there was a letter received that confirms the District's maintenance responsibilities regarding the roadway tracts.

Ms. Gaarlandt reminded the Board of the Form 1 filing due July 1, 2026, and the next meeting is scheduled for June 1, 2026.

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 May 11, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION COMMITTEE MEETING

Monday, May 11, 2026, at 10:00 a.m.

7430 Brooklyn Dr.

Kissimmee, FL 34747

Board Members in attendance:

Doris Houck	Committee Member
Nayara Longaray	Committee Member
Frederico Gontijo	Committee Member
Sue Legentil	Committee Member

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	
Audrey Ryan	PFM	
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	Boyd Civil Engineering	(via phone)

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

Ms. Gaarlandt called to order the Auditor Selection Committee Meeting for the Magic Reserve Community Development District at 10:37 a.m. Roll call was taken.

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- **Audit RFP Notice**
- **Instructions to Proposers**
- **Evaluation Criteria – with and without price**

Ms. Gaarlandt gave an overview of the audit documents and noted the recommendation is to move forward with the evaluation criteria with price.

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 the Audit Documents and Evaluation Criteria with price.

Ms. Gaarlandt noted the next Auditor Selection Committee Meeting will align with the Budget adoption Public hearing date but will take place prior to the Board meeting.

THIRD ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the May 11, 2026, Meeting of the Auditor Selection Committee for the Magic Reserve Community Development District was adjourned at 10:38 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Reserve Community Development District

**Continued 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

**Consideration of Palm Removal Proposal
with Paradise Lawns & Landscaping Inc.**

Date
5/20/2026



Proposal #
TR-2026-2884

Landscape Installation Proposal

Property Name: Magic Village

Contact Information: Yardira Casiano

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts
321-448-6050

support@paradiselawnsfl.com

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks. This proposal is to remove dead Sylvester palm at building 29 and grind stump.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Removal and Flush Cut			Sylvester palm/Bld 29		8	HR	\$55.00	\$ 440.00
Disposal of Debris					1	EA	\$55.00	\$ 55.00
Stump Grinding					1	EA	\$350.00	\$ 350.00
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ 845.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -

Sub Total: \$ -

Total: \$ 845.00



Proposal #
TR-2026-2884

Landscape Installation Proposal

Wednesday, May 20, 2026

Property Name: Magic Village

Contact Information: 0

Service Address: Same

Billing Address: Same

Submitted By: Tyler Roberts

321-448-6050

support@paradiselawnsfl.com

Terms of Contract :

Contracted Amount	\$	845.00	
50% Deposit Required	\$	422.50	starting _____
A prorated amount of	\$	-	will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to install the listed material and will perform the services as specified on the proposal page. The length of this agreement is for (30) days from the executed date and will automatically be billed upon completion. Either party may terminate services with a 30 day written notice prior to work beginning. All open balances are considered due should either party terminate the contract. Any litigation costs are at the expense of each party. Paradise is insured for workman's compensation, general liability and automobile liability. Certificates of insurance are available upon request. Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God. Should any changes be needed please contact us at (877) 282-6611. The attached prices are not subject to change unless both parties agree upon the set amount. Fuel surcharges are enforced should Paradise incur such costs. Paradise uses www.fuelgaugereport.aaa.com to calculate the cost and the invoice will indicate the percentage billed.

Conditions: Any additional trips to the site caused by the customer for reasons uncontrolled by Paradise Lawns & Landscaping will result in a \$85.00 trip charge per event. Any changes made to the Scope of Work will result in additional charges to the purchaser. Transplanted plant material is not covered under any warranty. All material is guaranteed to be as specified on the proposal. Any plant changes or substitutions are an additional cost to the purchaser. All plant material must be watered daily or until the plant acclimates which usually happens in 4-6 weeks. Paradise is not responsible for additional water requirements outside of our initial installation. Paradise is a State Certified Irrigation Contractor and can be hired for additional fees unless noted in the above stated scope of work. Any repairs related to landscape installation will be billed on a time and materials bases. All work is to be completed in a professional manner according to standard Horticulture practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Paradise is not responsible for any unmarked underground utilities, any repair costs are at the expense of the owner.

Terms: Payment must be received once the job is completed, unless other arrangements are made. If payment is more than 5 days past its due date, a 2% penalty will be imposed every day after the projected date. Any delinquencies over 30 days are subject to a 5% penalty per month.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Paradise Lawns & Landscaping is authorized to do the work as specified. Paradise or Purchaser may cancel this contract at any time upon giving a 30 day notice or upon customer default of payment terms.

Tyler Roberts
321-448-6050
support@paradiselawnsfl.com

Date

Authorized Approver (Print)

Date

Authorized Approver (Signature)

Authorizing Agent (Title)



Magic Place Community Development District

**Discussion Regarding
Magic Village 2 LLC Responsibility**



Magic Reserve Community Development District

**Ratification of Payment
Authorization No. 266**

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 266
4/24/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-042326	DUKE ENERGY (MRCDD)	04/23/2026	Magic Reserve CDD	1,476.87
			Total:	1,476.87

Secretary / Asst. Secretary



Chair / Vice Chairman



Magic Reserve Community Development District

Review of District Financial Statements



Magic Reserve CDD

May 2026 Financial Package

May 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 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 487,996.02				\$ 487,996.02
Assessments Receivable	21,955.47				21,955.47
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 13,079.65			13,079.65
Due From Other Funds		11,565.05			11,565.05
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		404,401.73			404,401.73
Prepayment Series 2016		848.10			848.10
Total Current Assets	<u>\$ 513,301.16</u>	<u>\$ 773,719.53</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,287,020.69</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 749,074.83	\$ 749,074.83
Amount To Be Provided				3,655,925.17	3,655,925.17
Total Investments		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,405,000.00</u>	<u>\$ 4,405,000.00</u>
Total Assets	<u>\$ 513,301.16</u>	<u>\$ 773,719.53</u>	<u>\$ -</u>	<u>\$ 4,405,000.00</u>	<u>\$ 5,692,020.69</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 111,356.38				\$ 111,356.38
Deferred Revenue	21,955.47				21,955.47
Deferred Revenue		\$ 13,079.65			13,079.65
Total Current Liabilities	<u>\$ 133,311.85</u>	<u>\$ 13,079.65</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 146,391.50</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 4,405,000.00	\$ 4,405,000.00
Total Long Term Liabilities		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,405,000.00</u>	<u>\$ 4,405,000.00</u>
Total Liabilities	<u>\$ 133,311.85</u>	<u>\$ 13,079.65</u>	<u>\$ -</u>	<u>\$ 4,405,000.00</u>	<u>\$ 4,551,391.50</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	385,862.81				385,862.81
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		(2,769.11)			(2,769.11)
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>\$ 379,989.31</u>	<u>\$ 760,639.88</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,140,629.19</u>
Total Liabilities and Net Assets	<u>\$ 513,301.16</u>	<u>\$ 773,719.53</u>	<u>\$ -</u>	<u>\$ 4,405,000.00</u>	<u>\$ 5,692,020.69</u>



Magic Reserve CDD
Statement of Activities
 As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$ 540,573.90				\$ 540,573.90
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		\$ 322,038.58			322,038.58
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
Total Revenues	\$ 546,333.90	\$ 327,886.68	\$ (5,848.10)	\$ -	\$ 868,372.48
Expenses					
Supervisor Fees	\$ 800.00				\$ 800.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	23,333.36				23,333.36
Engineering	975.00				975.00
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	1,922.00				1,922.00
Assessment Administration	5,000.00				5,000.00
Arbitrage Calculation	500.00				500.00
Tax Preparation	6.42				6.42
Postage & Shipping	26.79				26.79
Legal Advertising	815.03				815.03
Web Site Maintenance	1,600.00				1,600.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	57,310.05				57,310.05
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	920.00				920.00
Landscaping Maintenance & Material	11,264.28				11,264.28
Tree Trimming	4,227.00				4,227.00
Streetlights	39,042.51				39,042.51
Principal Payment		\$ 115,000.00			115,000.00
Interest Payments		231,031.26			231,031.26
Total Expenses	\$ 165,572.89	\$ 346,031.26	\$ -	\$ -	\$ 511,604.15
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 10,861.80				\$ 10,861.80
Interest Income		\$ 15,375.47			15,375.47
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	\$ 10,861.80	\$ 15,375.47	\$ 22.09	\$ -	\$ 26,259.36
Change In Net Assets	\$ 391,622.81	\$ (2,769.11)	\$ (5,826.01)	\$ -	\$ 383,027.69
Net Assets At Beginning Of Year	\$ (11,633.50)	\$ 763,408.99	\$ 5,826.01	\$ -	\$ 757,601.50
Net Assets At End Of Year	\$ 379,989.31	\$ 760,639.88	\$ -	\$ -	\$ 1,140,629.19



Magic Reserve Community Development District
 Budget to Actual
 For the month ending 05/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 540,573.90	\$ 375,020.00	\$ 165,553.90	\$ 562,530.00	96.10%
Interest Income	10,861.80	-	10,861.80	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	\$ 557,195.70	\$ 375,020.00	\$ 182,175.70	\$ 562,530.00	99.05%
General & Administrative Expenses					
Supervisor Fees	\$ 800.00	\$ -	\$ 800.00	\$ -	0.00%
Trustee Services	4,238.17	2,800.00	1,438.17	4,200.00	100.91%
District Management Fees	23,333.36	23,333.33	0.03	35,000.00	66.67%
Engineering Fees	975.00	6,666.67	(5,691.67)	10,000.00	9.75%
Disclosure Agent	5,000.00	3,333.33	1,666.67	5,000.00	100.00%
Property Appraiser	215.28	216.67	(1.39)	325.00	66.24%
District Counsel	1,922.00	12,000.00	(10,078.00)	18,000.00	10.68%
Assessment Administration	5,000.00	3,333.33	1,666.67	5,000.00	100.00%
Re-Amortization Schedule	-	166.67	(166.67)	250.00	0.00%
Arbitrage	500.00	333.33	166.67	500.00	100.00%
Audit	-	2,333.33	(2,333.33)	3,500.00	0.00%
Legal Advertising	815.03	1,333.33	(518.30)	2,000.00	40.75%
Postage /Shipping	26.79	200.00	(173.21)	300.00	8.93%
Contingency	-	653.33	(653.33)	980.00	0.00%
Tax Preparation Fee	6.42	13.33	(6.91)	20.00	32.10%
Web Site Maintenance	1,600.00	1,800.00	(200.00)	2,700.00	59.26%
Dues, Licenses & Fees	175.00	116.67	58.33	175.00	100.00%
Irrigation	57,310.05	190,000.00	(132,689.95)	285,000.00	20.11%
Public Officials' Liability Insurance	3,466.00	2,566.67	899.33	3,850.00	90.03%
General Insurance	4,236.00	3,153.33	1,082.67	4,730.00	89.56%
Additional Insurance	500.00	333.33	166.67	500.00	100.00%
Lake Maintenance	920.00	2,666.67	(1,746.67)	4,000.00	23.00%
HOA Maintenance	-	33,333.33	(33,333.33)	50,000.00	0.00%
Landscaping Maintenance and Material	11,264.28	20,000.00	(8,735.72)	30,000.00	37.55%
Mulch	-	8,000.00	(8,000.00)	12,000.00	0.00%
Palm Pruning	4,227.00	3,000.00	1,227.00	4,500.00	93.93%
Streetlights	39,042.51	53,333.33	(14,290.82)	80,000.00	48.80%
Total General & Administrative Expenses	\$ 165,572.89	\$ 375,020.00	\$ (209,447.11)	\$ 562,530.00	29.43%
Total Expenses	\$ 165,572.89	\$ 375,020.00	\$ (209,447.11)	\$ 562,530.00	29.43%
Net Income (Loss)	\$ 391,622.81	\$ -	\$ 391,622.81	\$ -	



Magic Reserve Community Development District

Staff Reports