

Magic Reserve Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

www.magicreservecdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Magic Reserve Community Development District ("District"), scheduled to begin at 10:00 a.m. on March 2, 2020 in the offices located at the Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room #315, Kissimmee, Florida 34741. 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 (New)

Passcode: 790 562 990 # (New)

BOARD OF SUPERVISORS' MEETING PROPOSED AGENDA

Organizational Matters

- Roll call to confirm a quorum
- Public Comment Period (*During which time any member of the public may speak on a specific agenda item before the item is considered by the Board of Supervisors.*)

General Business Matters

1. Consideration of Minutes of the February 3, 2020 Board of Supervisors' Meeting
2. Consideration of Payment Authorizations 26 -27
3. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Manager
 - District Engineer
- Audience Comments
- Supervisor Requests

Adjournment



**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Minutes of the February 3,
2020 Board of Supervisors' Meeting

MINUTES OF MEETING

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

Monday, February 3, 2020 at 10:00AM

**Historic Courthouse, 3 Courthouse Square,
3rd Floor Conference Room 315,
Kissimmee, Florida 34741.**

Board Members present at roll call:

Hector Lizasuain	Chairperson
Sue Legentil	Assistant Secretary
Nayara Longaray	Assistant Secretary
Dennis Swick	Assistant Secretary

Also Present:

Venessa Ripoll	PFM Group Consulting, LLC	
Vivian Carvalho	District Manager- PFM Group Consulting, LLC	(via phone)
Mark Watts	District Counsel - Cobb Cole	(via phone)
Steve Boyd	District Engineer - Boyd Civil Engineering	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Ripoll called the Magic Reserve Community Development District Board of Supervisors meeting to order at 10:10 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present at this time.

**Administer Oath of Office to Newly
Appointed Board of Supervisor
Sue Legentil for Seat 4**

Ms. Ripoll administered the oath of office to Ms. Legentil prior to the start of the meeting. She chose to waive compensation.

**Consideration of the Minutes of
the January 6, 2020 Board of
Supervisors' Meeting**

The Board reviewed the Minutes of the January 6, 2020 Board of Supervisors' Meeting.

On Motion by Mr. Swick, second by Mr. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the January 6, 2020 Board of Supervisors' Meeting.

**Consideration of Payment
Authorization 25**

The Board reviewed Payment Authorization 25.

On Motion by Ms. Longaray, second by Ms. Swick, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorization 25.

**Review of District's Financial
Position**

The Board reviewed the District's financial position through December 31, 2019. There was no action required by the Board.

THIRD ORDER OF BUSINESS

Staff Reports

District Counsel - No Report

District Manager - Ms. Ripoll noted that the next meeting is scheduled for March 2, 2020.

District Engineer - No Report

FOURTH ORDER OF BUSINESS

Supervisor and Audience Comments

There were no Supervisor requests and there were no members of the public present.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Ms. Ripoll requested a motion to adjourn.

On Motion by Mr. Lizasuain, second by Ms. Longaray with all in favor, the February 3, 2020 Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:13 AM.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Payment Authorizations
26 -27

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 26
01/17/20

Item No.	Payee	Invoice	General Fund FY20
1	Osceola News-Gazette Legal Ad 12/28/19 Ref. 29921	168486	\$ 55.78
2	PFM Group Consulting LLC Dissemination Agent Fees 10/01/19-12/31/19 District Management Fee Dec 2019 Postage: October 2019	DA-12-2019-0030 DM-12-2019-0039 OE-EXP-00511	\$ 1,250.00 \$ 2,083.33 \$ 4.50
3	U.S. Bank Trustee Fees 11/01/19-10/31/2020	5563055	\$ 3,717.38
SUBTOTALS			\$ 7,110.99
TOTAL			\$7,110.99


Secretary / Asst. Secretary


Chair / Vice Chairmar

OSCEOLA NEWS-GAZETTE

INVOICE

Advertiser Account Number	Billing Date	Total Amount Due	Invoice Number
31444	12/28/2019	\$55.78	168486
Billing Period	Terms of Payment	Client PO#	Page#
12/01/19-12/31/19	Net 30		1
Sales Rep	Advertiser Name		
OH	MAGIC RESERVE CDD		

MAGIC RESERVE CDD
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

DATE	REFERENCE#	DESCRIPTION	AMOUNT
12/28/19	29921	ONL Affidavit Fee	\$3.00
12/28/19	29921	ONL NOTICE OF MEETING MAGIC RESERVE CDD*1/6/20	\$52.78

RECEIVED DEC 31 2019

AMOUNT DUE
\$55.78

IMPORTANT - Please detach and return this portion to ensure proper credit.

PAYMENT TERMS: NET 30

If you have questions concerning your invoice, please call your sales rep or call our business office at (407) 846-7600

CUSTOMER NAME		
MAGIC RESERVE CDD		
ACCOUNT	BILLING DATE	INVOICE#
31444	12/28/2019	168486
AMOUNT DUE		AMOUNT ENCLOSED
\$55.78		

REMITTANCE ADDRESS

Osceola News Gazette
2 W. Monument Ave., Suite 5
Kissimmee, FL 34741

PAYMENT																					
<u>CHECK ENCLOSED</u>	<input type="checkbox"/> Please make check payable to: Osceola News Gazette																				
Be sure to include your account number on your check. Please do not staple or paperclip payment to remittance stub.																					
<u>CHARGE MY CREDIT CARD</u>																					
MASTERCARD <input type="checkbox"/>	VISA <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX <input type="checkbox"/>																				
Please include credit card number, expiration date, security code and signature.																					
<table border="1" style="width: 100%; height: 20px;"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>																					
Exp. ____/____	CSC _____																				
Signature _____																					

**NOTICE OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Magic Reserve Community Development District will be held Monday, January 6, 2020, at 10:00 a.m. The Historic Courthouse, 3 Courthouse Square, 3rd Floor Conference Room # 315, Kissimmee, FL 34741. The meeting is open to the public and will be conducted in accordance with the pertinent provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting, 12051 Corporate Blvd., Orlando, Florida 32817.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Vivian Carvalho
District Manager

December 28, 2019



Date	Invoice Number
December 18, 2019	DA-12-2019-0030
Payment Terms	Due Date
Upon Receipt	December 18, 2019

Bill To:
Magic Reserve Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):
PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:
Bank Name:M&T Bank
ABA# (Wire): 022000046
Account #: 9865883822

Via Mail:
PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Dissemination Agent Fees for the 2016A Bonds.Period covered: 10/01/2019 through 12/31/2019.

Total Amount Due

\$1,250.00

RECEIVED DEC 23 2019



Date	Invoice Number
December 30, 2019	DM-12-2019-0039
Payment Terms	Due Date
Upon Receipt	December 30, 2019

Bill To:
Magic Reserve Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100
Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):

PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:

Bank Name:M&T Bank
ABA# (Wire): 022000046
Account #: 9865883822

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: District Management Fee: December 2019

Total Amount Due

\$2,083.33



Date	Invoice Number
November 23, 2019	OE-EXP-00511
Payment Terms	Due Date
Upon Receipt	November 23, 2019

Bill To:
Magic Reserve Community Development District
c/o PFM Group Consulting District Accounting
Department
12051 Corporate Blvd
Orlando, FL 32817
United States of America

Company Address:
1735 Market Street
43rd Floor
Philadelphia, PA 19103
+1 (215) 567-6100

Federal Tax ID: 81-1642478

Remittance Options:

Via ACH (preferred):

PFM Group Consulting LLC
Bank Name:M&T Bank
ACH# (ACH): 031302955
Account #: 9865883822

Via Wire:

Bank Name:M&T Bank
ABA# (Wire): 022000046
Account #: 9865883822

Via Mail:

PFM Group Consulting LLC
PO Box 65126
Baltimore, MD 21264-5126
United States of America

RE: Oct 2019 Postage -\$4.50

Total Amount Due

\$4.50

RECEIVED DEC 23 2019

Account Summary Report

Date Range: October 1, 2019 to October 31, 2019

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

Meter Details

Location	Meter Name	Serial Number	PhP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

Account Summary

Account	Sub Account	Pieces	Total Charged
Magic Reserve		9	\$4.500
Grand Total			\$4.500



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5563055
Account Number: 249813000
Invoice Date: 11/25/2019
Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

MAGIC RESERVE CDD
PFM GROUP CONSULTING LLC
12051 CORPORATE BLVD
ORLANDO FL 32817

MAGIC RESERVE CDD SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MAGIC RESERVE CDD SERIES 2016

Invoice Number: 5563055
Account Number: 249813000
Current Due: \$3,717.38

Direct Inquiries To: JAMES J. AUDETTE
Phone: 407-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 249813000
Invoice # 5563055
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 5563055
 Invoice Date: 11/25/2019
 Account Number: 249813000
 Direct Inquiries To: JAMES J. AUDETTE
 Phone: 407-835-3820

MAGIC RESERVE CDD SERIES 2016

Accounts Included 249813000 249813001 249813003 249813004 249813005 249813006
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 11/01/2019 - 10/31/2020				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38




**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 27
02/07/20

Item No.	Payee	Invoice	General Fund FY20
1	Boyd Civil Engineering Engineering services January 2020	2563	\$ 92.50
2	Osceola News-Gazette Legal Ad 01/25/20 Ref. 30194	180360	\$ 54.27
3	PFM Group Consulting LLC District Management Fee Dec 2019 Postage: November 2019	DM-01-2020-0039 OE-EXP-00567	\$ 2,083.33 \$ 0.50
SUBTOTALS			\$ 2,230.60
TOTAL			\$2,230.60


Secretary / Asst. Secretary


Chair / Vice Chairmar

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 27
02/07/20

Item No.	Payee	Invoice	General Fund FY20
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3	PFM Group Consulting LLC District Management Fee Dec 2019 Postage: November 2019	DM-01-2020-0039 OE-EXP-00567	\$ 2,083.33 \$ 0.50
SUBTOTALS			<u>\$ 2,230.60</u>
TOTAL			<u>\$2,230.60</u>


Secretary / Asst. Secretary


Chair / Vice Chairmar

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Review of District Financial Statements

Maic Reserve CDD
Statement of Financial Position
As of 1/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$350,747.19				\$350,747.19
Assessments Receivable	93,567.32				93,567.32
Prepaid	309.78				309.78
Assessments Receivable		\$220,010.61			220,010.61
Due From Other Funds		122,463.99			122,463.99
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		47,466.92			47,466.92
Acquisition/Construction Series 2016			\$5,112.65		5,112.65
Total Current Assets	<u>\$444,624.29</u>	<u>\$733,766.52</u>	<u>\$5,112.65</u>	<u>\$0.00</u>	<u>\$1,183,503.46</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$391,192.24	\$391,242.08
Amount To Be Provided				4,603,807.76	4,603,757.92
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,995,000.00</u>	<u>\$4,995,000.00</u>
Total Assets	<u><u>\$444,624.29</u></u>	<u><u>\$733,766.52</u></u>	<u><u>\$5,112.65</u></u>	<u><u>\$4,995,000.00</u></u>	<u><u>\$6,178,503.46</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$7,110.99				\$7,110.99
Due To Other Funds	122,463.99				122,463.99
Deferred Revenue	93,567.32				93,567.32
Deferred Revenue		\$220,010.61			220,010.61
Total Current Liabilities	<u>\$223,142.30</u>	<u>\$220,010.61</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$443,152.91</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$4,995,000.00	\$4,995,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,995,000.00</u>	<u>\$4,995,000.00</u>
Total Liabilities	<u><u>\$223,142.30</u></u>	<u><u>\$220,010.61</u></u>	<u><u>\$0.00</u></u>	<u><u>\$4,995,000.00</u></u>	<u><u>\$5,438,152.91</u></u>

Magic Reserve CDD
Statement of Financial Position
As of 1/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$10,190.29)				(\$10,190.29)
Net Assets - General Government	202,150.35				202,150.35
Current Year Net Assets - General Government	29,521.93				29,521.93
Net Assets, Unrestricted		\$605,381.23			605,381.23
Current Year Net Assets, Unrestricted		(91,625.32)			(91,625.32)
Net Assets, Unrestricted			\$200,309.96		200,309.96
Current Year Net Assets, Unrestricted			2.69		2.69
Net Assets - General Government			(195,200.00)		(195,200.00)
Total Net Assets	\$221,481.99	\$513,755.91	\$5,112.65	\$0.00	\$740,350.55
Total Liabilities and Net Assets	\$444,624.29	\$733,766.52	\$5,112.65	\$4,995,000.00	\$6,178,503.46

Magic Reserve CDD
Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 1/31/2020

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$52,082.16				\$52,082.16
On-Roll Assessments		\$122,463.99			122,463.99
Total Revenues	<u>\$52,082.16</u>	<u>\$122,463.99</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$174,546.15</u>
<u>Expenses</u>					
Insurance	\$2,588.00				\$2,588.00
Trustee Services	3,695.10				3,695.10
Management	6,249.99				6,249.99
Engineering	92.50				92.50
Dissemination Agent	1,250.00				1,250.00
District Counsel	340.00				340.00
Assessment Administration	5,000.00				5,000.00
Postage	4.50				4.50
Legal Advertising	55.78				55.78
Dues, Licenses, and Fees	175.00				175.00
Property & Casualty	3,162.00				3,162.00
Principal Payment		\$85,000.00			85,000.00
Interest Payments		129,353.13			129,353.13
Total Expenses	<u>\$22,612.87</u>	<u>\$214,353.13</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$236,966.00</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$52.64	\$263.82	\$2.69		\$319.15
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$52.64</u>	<u>\$263.82</u>	<u>\$2.69</u>	<u>\$0.00</u>	<u>\$319.15</u>
Change In Net Assets	\$29,521.93	(\$91,625.32)	\$2.69	\$0.00	(\$62,100.70)
Net Assets At Beginning Of Year	<u>\$191,960.06</u>	<u>\$605,381.23</u>	<u>\$5,109.96</u>	<u>\$0.00</u>	<u>\$802,451.25</u>
Net Assets At End Of Year	<u><u>\$221,481.99</u></u>	<u><u>\$513,755.91</u></u>	<u><u>\$5,112.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$740,350.55</u></u>

Magic Reserve Community Development District
 Budget to Actual
 For the month ending 1/31/2020

	YTD Actual	YTD Budget	YTD Variance	FY 2020 Adopted Budget
Revenues				
On-Roll Assessments	\$52,082.16	\$48,550.00	\$3,532.16	\$145,650.00
Net Revenues	\$52,082.16	\$48,550.00	\$3,532.16	\$145,650.00
General & Administrative Expenses				
Trustee Services	\$3,695.10	\$1,333.33	\$2,361.77	\$4,000.00
District Management Fees	6,249.99	8,333.33	(2,083.34)	25,000.00
Engineering Fees	92.50	3,333.33	(3,240.83)	10,000.00
Dissemination Agent	1,250.00	1,666.67	(416.67)	5,000.00
Property Appraiser	0.00	108.33	(108.33)	325.00
District Counsel	340.00	8,333.33	(7,993.33)	25,000.00
Assessment Administration	5,000.00	1,666.67	3,333.33	5,000.00
Re-Amortization Schedule	0.00	83.33	\$(83.33)	250.00
Audit	0.00	1,200.00	\$(1,200.00)	3,600.00
Travel & Per Diem	0.00	166.67	\$(166.67)	500.00
Telephone	0.00	66.67	(66.67)	200.00
Postage	4.50	100.00	(95.50)	300.00
Copies	0.00	166.67	(166.67)	500.00
Legal Advertising	55.78	559.67	(503.89)	1,679.00
Contingency	0.00	333.33	(333.33)	1,000.00
Web Site Maintenance	0.00	400.00	(400.00)	1,200.00
Dues, Licenses & Fees	175.00	58.33	116.67	175.00
Irrigation	0.00	3,333.33	(3,333.33)	10,000.00
Public Officials' Liability Insurance	2,588.00	926.00	1,662.00	2,778.00
General Insurance	3,162.00	1,131.33	2,030.67	3,394.00
Lake Maintenance	0.00	2,275.00	(2,275.00)	6,825.00
Landscaping Maintenance and Material	0.00	9,641.33	(9,641.33)	28,924.00
Streetlights	0.00	3,333.33	(3,333.33)	10,000.00
Total General & Administrative Expenses	\$22,612.87	\$48,550.00	\$(25,937.13)	\$145,650.00
Total Expenses	\$22,612.87	\$48,550.00	\$(25,937.13)	\$145,650.00
Income (Loss) from Operations	\$29,469.29	\$0.00	\$29,469.29	\$0.00
Other Income (Expense)				
Interest Income	\$52.64	\$0.00	\$52.64	\$0.00
Total Other Income (Expense)	\$52.64	\$0.00	\$52.64	\$0.00
Net Income (Loss)	\$29,521.93	\$0.00	\$29,521.93	\$0.00