

# Magic Reserve Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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

[www.magicreservecdd.com](http://www.magicreservecdd.com)

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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 January 12, 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. **Review and Acceptance of the Resignation Letter from Hector Lizasuain**
2. **Nomination(s) for :**
  - Vacant Seat 2 (term expires 11/2028)
  - Vacant Seat 5 (term expires 11/2026)
3. **Swearing In New Supervisors**
4. **Consideration of the Minutes of the October 20, 2025, Board of Supervisors' Meeting**
5. **Consideration of Resolution 2026-01, Election of Officers**

### General Business Matters

6. **Consideration of Proposal for Annual Engineer's Report**
7. **Update on Irrigation/TOHO**
8. **Update on Speed Bumps Installation**
9. **Ratification of FY 2025 Arbitrage Engagement Letter with LLS Tax Solutions Inc.**
10. **Consideration of Funding Request No.39**
11. **Ratification of Payment Authorization Nos. 237 – 242**
12. **Review of District Financial Statements**

### Other Business

- **Staff Reports**
  - District Counsel
  - District Engineer
  - District Manager
    - Next Meeting - February 2, 2026
    - FY25 Goals and Objectives Report
- Audience Comments
- Supervisors Requests

### Adjournment



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# **Magic Reserve Community Development District**

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

October 17, 2025

Jane Gaarlandt  
Senior District Manager  
PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

RE: Resignation from Magic Place & Magic Reserve CDD Board of Supervisors

Dear Jane,

It is with heavy heart that resign my position as Chairman and a supervisor from the Magic Place & Magic Reserve Community Development Districts effective Monday, October 20, 2025, at the conclusion our meetings.

This decision did not come easy but after my official resignation from Magic Companies Group, LLC, in June 2025, I felt that I could not truly give 100% to this board moving forward.

I would like to thank you, the entire team at PFM, and Mark, for all your support and guidance over the years.

Sincerely,

*Hector Lizaruain*



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# **Magic Reserve Community Development District**

**Nomination(s) for :**

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



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# **Magic Reserve Community Development District**

## **Swearing in New Supervisors**



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# **Magic Reserve Community Development District**

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

## **MINUTES OF MEETING**

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

**Monday, October 20, 2025, at 10:00 a.m.**

**7430 Brooklyn Dr.**

**Kissimmee, FL 34747**

Board Members in attendance:

Hector Lizasuain	Chairperson
Nayara Longaray	Vice Chair
Sue Legentil	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM
Gazmin Kerr	PFM
Audrey Ryan	PFM
Mark Watts	Cobb Cole
Steven Boyd	Boyd Civil Engineering

(via phone) (via phone) (via phone) (via phone) (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 10:04 a.m. Roll call was taken.

#### **Public Comment Period**

There were no public comments.

#### **Nomination(s) for Vacant Seat 5 (term expires 11/2026)**

Ms. Gaarlandt called for nominations.

On motion, by Ms. Longaray, seconded by, Mr. Lizasuain, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District nominated Mr. Erick Magno to Seat 5.

District Management will send out the Board information to Mr. Magno and he will be sworn in prior to the next meeting.

**Consideration of the Minutes of the August 4, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On motion, by Mr. Lizasuain, seconded by, Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved the Minutes of the August 4, 2025, Board of Supervisors' Meeting.

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

This item was deferred.

**SECOND ORDER OF BUSINESS**

**General Business Matters**

**Consideration of Resolution 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget**

Ms. Gaarlandt reviewed the resolution and noted the budget did increase, however, the increase was covered by additional income and line items were adjusted as needed.

On motion, by Mr. Lizasuain, seconded by, Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Resolution 2026-02, Adopting a Fiscal Year 2025 Amended O&M Budget.

**Consideration of Proposal for Annual Engineer's Report**

Mr. Boyd noted that a proposal will be provided for the next meeting and stated the report could be completed for a not-to-exceed amount of \$2,500.

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 a not-to-exceed amount of \$2,500.00 for the Annual Engineer's Report.

#### **Update on Irrigation/TOHO**

Mr. Lizasuain noted there were no updates. He will follow up with Mr. Watts.

#### **Update on Speed Bumps Installation**

Mr. Lizasuain noted there were no updates. He will follow up with Mr. Watts.

#### **Consideration of Maintenance Agreement between the District and the HOA**

This item will be removed from the agenda until further notice.

#### **Consideration of Funding Request Nos. 37 & 38**

The Board reviewed the funding requests.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved Funding Request Nos. 37 & 38.

#### **Ratification of Payment Authorizations Nos. 231 - 236**

Ms. Gaarlandt noted these are solely for ratification.

On motion by Mr. Lizasuain, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 231-236.

## **Review of District Financial Statements**

Ms. Gaarlandt stated the financials were for information only.

The Board reviewed the financial statements.

### **THIRD ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is moved to November 10, 2025. She further asked for the Board's authorization for the Chair or Vice Chair to work with District Staff to finalize the FY25 Goals & Objective Report.

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Place Community Development District authorized the Chair or Vice Chair to work with District Staff on finalizing the FY 2025 Goals and Objectives Report.

#### **Audience Comments**

There were no audience comments.

#### **Supervisors Requests**

There were no supervisor requests.

Ms. Gaarlandt noted that Mr. Lizasuain's has submitted his letter of resignation letter effective at the conclusion of the meeting. Acceptance of the letter will be on the agenda at the next Board meeting.

### **FOURTH ORDER OF BUSINESS**

### **Adjournment**

On motion by Mr. Lizasuain, seconded by Ms. Legentil, with all in favor, the October 20, 2025, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:18 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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# **Magic Reserve Community Development District**

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

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC  
RESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE  
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, the MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is elected Chairman.

Section 2. \_\_\_\_\_ is elected Vice Chairman.

Section 3. Jane Gaarlandt is elected Secretary.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Gazmin Kerr is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected as Assistant Treasurer.  
Rick Montejano is elected as Assistant Treasurer.  
Verona Griffith is elected as Assistant Treasurer.  
Amy Champagne is elected as Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF JANUARY, 2026.**

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

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Secretary/Assistant Secretary

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Chairman/Vice-Chairman



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# **Magic Reserve Community Development District**

**Consideration of Proposal for Annual  
Engineer's Report**

November 5, 2025

Ms. Jane Gaarlandt  
Senior District Manager  
PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

Re:      Magic Reserve CDD  
            Proposal to Provide Annual Engineer's Report

Dear Ms. Gaarlandt:

We are pleased to our proposal to provide the Annual Engineer's Report for the Magic Reserve CDD.

The scope of work is summarized below:

Site visit and report on the current condition of CDD facilities including:

- Open Space Tracts.
- Roadways and Parking areas
- Stormwater Facilities

The report will include a map of the Districts facilities and will describe any areas requiring further attention, and recommended actions. The professional fees for completion of this task is \$4,200.

We appreciate the opportunity to serve the Magic Reserve CDD.

Sincerely,

Acceptance by Magic Reserve CDD

Steven N. Boyd, P.E.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Cc: Xabier Guerricagoitia, P.E.  
Addison Engeman



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# **Magic Reserve Community Development District**

**Update on Irrigation/TOHO**



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# **Magic Reserve Community Development District**

## **Update on Speed Bumps Installation**



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# **Magic Reserve Community Development District**

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



LLS Tax Solutions Inc.  
1645 Sun City Center Plz,  
#5027  
Sun City Center, FL 33571  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

November 3, 2025

Magic Reserve Community Development District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Magic Reserve Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$5,160,000 Magic Reserve Community Development District Special Assessment Revenue Bonds, Series 2016 (2016 Project)

## SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the annual bond year beginning November 2, 2024, through the period ending November 1, 2025, is \$500, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

## ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Magic Reserve Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: Fausto

Print Name NAYARA LONGARAY

Title OFFICE MANAGER /vice-chair

Date: 12/22/25



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# **Magic Reserve Community Development District**

## **Consideration of Funding Request No. 39**

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 039  
10/10/2025

<b>Invoice No</b>	<b>Supplier</b>	<b>Invoice Date</b>	<b>Property</b>	<b>Invoice Amount</b>
400-1	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	10/09/2025	Magic Reserve CDD	467.20
<b>Total:</b>				<b>467.20</b>

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Secretary / Asst. Secretary

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Chair / Vice Chairman

Please make check payable to:  
Magic Reserve CDD  
c/o PFM Group Consulting LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, FL 32817-8329  
[RyanA@pfm.com](mailto:RyanA@pfm.com) // (407) 723-5949

**Magic Village Resort 2 HOA**

c/o FirstService Residential  
2300 Maitland Center Parkway  
Ste.101  
Maitland, FL 32751

**INVOICE****Bill To**

Magic Reserve CDD  
Attn. Audrey Ryan  
3501 Quadrangle Blvd  
Ste.270  
Orlando, FL 32817

**Invoice #** 400  
**Invoice Date** 10/09/2025

DESCRIPTION	AMOUNT
Toho Water - Account # 002589694 - 033115419 September 2025	\$8,800.53
<b>TOTAL</b>	<b>\$8,800.53</b>

Budgeted amount \$8,333.33  
FR amount \$467.20

**RECEIVED**  
By A Ryan at 10:08 am, Oct 10, 2025



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
www.tohowater.com

Customer Service: (8am - 5pm) 407-944-5000

Public Hearing Announcement: Toho's Board of Supervisors will discuss a proposed rate adjustment on September 17 at 5 p.m. Learn more at [tohowater.com](http://tohowater.com).

MAGIC VILLAGE 2, LLC

Service Address:  
30601 REEDY CREEK BOULEVARD 6  
INCH IRR

Account Number:	002589694-033115419
Past Due Amount:	\$0.00
Current Charges:	\$13,969.10
Total Amount Due:	\$13,969.10

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
18001009	30	07/28/2025	169290	08/27/2025	171125	1835

Payment - Thank You \$-24,519.10

**Balance Forward** \$0.00

**Current Transaction(s)**

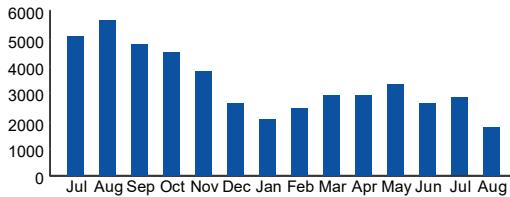
Irrigation Base Charge \$214.10

Irrigation Usage \$13,755.00

**Current Transaction Total** \$13,969.10

**Total Amount Due** \$13,969.10

Irrigation



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida, 33630-3527  
www.tohowater.com

**Account Number** 002589694-033115419

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$13,969.10	09/25/25	\$13,969.10



MAGIC VILLAGE 2, LLC  
PO BOX 34769  
CHARLOTTE NC 28234-4769

**DO NOT PAY**

**YOU ARE ENROLLED IN AUTODRAFT**

0025896940331154190013969106

## Ways to pay

### ON OUR WEBSITE

[www.tohowater.com](http://www.tohowater.com)

### Payment Source

eCheck, Credit/Debit Cards

### Fees

Free for eCheck and Credit/Debit\*

\*Using one-time payment option will incur convenience fees: \$1.25 for every \$100.00 for credit/debit cards.

### BY PHONE

Call 407-944-5000 for our automated payment system

### Payment Source

eCheck, Credit/Debit Cards

### Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

### BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

### Please remit your payment to:

Toho Water Authority  
PO Box 30527  
Tampa, FL 33630-3527

### Payment Source

Check or Money Order

### SELECT PAYMENT LOCATIONS

Amescot: No Convenience Fees

MoneyGram participating locations  
(Walmart, CVS, 7-Eleven and Ace Cash Express)

### Payment Source

Cash

### Fees

\$1.25

### eBills

Go paperless by creating an online payment account on [www.tohowater.com](http://www.tohowater.com).

**EMERGENCIES** - For water or sewer related emergencies

call our customer service call center at **407-944-5000**.

## Can't pay your bill?

If you are unable to pay your water bill, please visit [www.tohowater.com](http://www.tohowater.com) or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

## Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

### RECONNECTION SCHEDULE

#### WEEKDAYS

**Before 2 p.m.** - Payments made before 2 p.m. will be connected the same day with no additional fee.

**After 2 p.m.** - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

#### WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

**Same day reconnection** - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

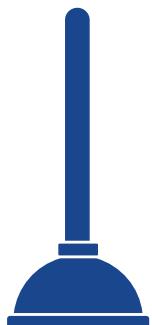
**Payments after 2 p.m. Sundays/holidays** - Services will be restored next business day without \$25 premium reconnect fee.

## Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

## Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email [customerservice@tohowater.com](mailto:customerservice@tohowater.com).



## Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit [www.tohowater.com](http://www.tohowater.com) to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply





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# **Magic Reserve Community Development District**

**Ratification of Payment Authorization  
Nos. 237 – 242**

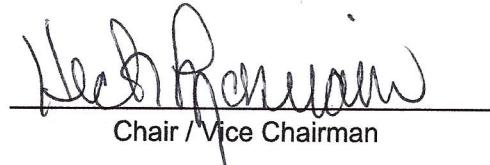
**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 237  
9/12/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
87052-091225	DUKE ENERGY (MRCDD)	09/12/2025	Magic Reserve CDD	4,126.07
395	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	09/12/2025	Magic Reserve CDD	8,333.33
396	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	09/12/2025	Magic Reserve CDD	68.39
397	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	09/11/2025	Magic Reserve CDD	1,877.38
DM-09-2025-36	PFM GROUP CONSULTING LLC (MRCDD)	09/04/2025	Magic Reserve CDD	2,916.63
				<b>Total: 17,321.80</b>

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Secretary / Asst. Secretary



Mark R. Reinhard

Chair / Vice Chairman

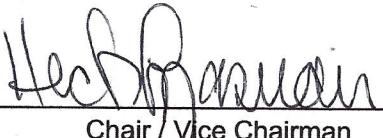
**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 238  
9/19/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
71523	COBB COLE (MRCDD)	09/05/2025	Magic Reserve CDD	334.00
			<b>Total:</b>	<b>334.00</b>

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Secretary / Asst. Secretary

  
\_\_\_\_\_  
Chair / Vice Chairman

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

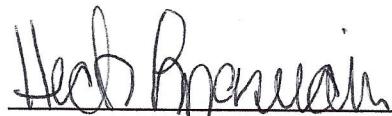
Payment Authorization 239

9/24/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
29044	EGIS INSURANCE (MRCDD)	09/05/2025	Magic Reserve CDD	8,202.00
			<b>Total:</b>	<b>8,202.00</b>

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Secretary / Asst. Secretary



Chair / Vice Chairman

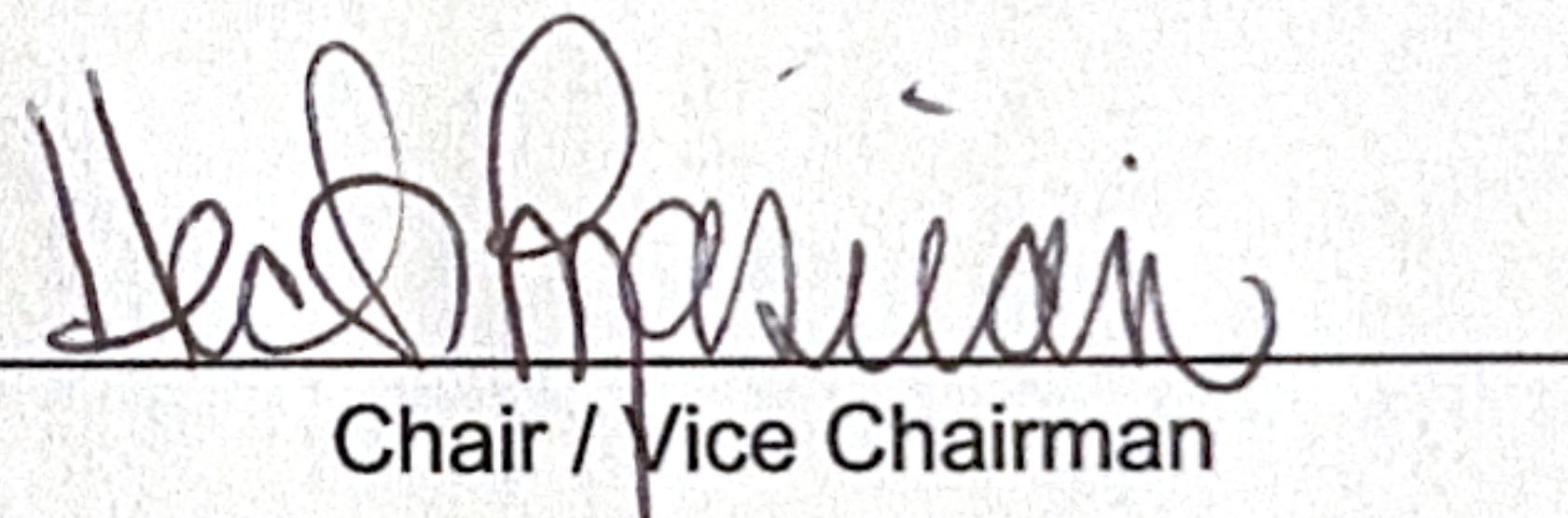
MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 240  
9/26/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-092325	DUKE ENERGY (MRCDD)	09/23/2025	Magic Reserve CDD	1,503.69
7BA85DEF-0099	OSCEOLA NEWS GAZETTE (MRCDD)	09/06/2025	Magic Reserve CDD	79.77
				<b>Total: 1,583.46</b>

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Secretary / Asst. Secretary



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Mark R. Fasman

Chair / Vice Chairman

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

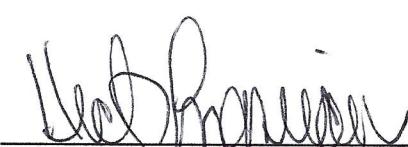
Payment Authorization 241  
10/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
138237	PFM GROUP CONSULTING LLC (MRCDD)	09/29/2025	Magic Reserve CDD	1,250.00
				<b>Total: 1,250.00</b>

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Secretary / Asst. Secretary

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Chair / Vice Chairman

**MAGIC RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 242

10/10/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
114585	AQUATIC WEED CONTROL, INC. (MRCDD)	10/01/2025	Magic Reserve CDD	115.00
400	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	10/09/2025	Magic Reserve CDD	8,333.33
401	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	10/09/2025	Magic Reserve CDD	68.39
402	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	10/09/2025	Magic Reserve CDD	2,458.63
403	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	10/09/2025	Magic Reserve CDD	90.00
7BA85DEF-0104	OSCEOLA NEWS GAZETTE (MRCDD)	09/29/2025	Magic Reserve CDD	65.88
7742	VGLOBALTECH (MRCDD)	09/30/2025	Magic Reserve CDD	300.00
7838	VGLOBALTECH (MRCDD)	10/02/2025	Magic Reserve CDD	125.00
				Total: 11,556.23

  
\_\_\_\_\_  
Secretary / Asst. Secretary

  
\_\_\_\_\_  
Chair / Vice Chairman



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# **Magic Reserve Community Development District**

## **Review of District Financial Statements**



# **Magic Reserve CDD**

## **November 2025 Financial Package**

November 30, 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 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 223,091.23				\$ 223,091.23
Assessments Receivable	509,467.27				509,467.27
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 303,507.29			303,507.29
Due From Other Funds		33,510.69			33,510.69
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		193,505.13			193,505.13
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	\$ 735,553.50	\$ 880,196.21	\$ -	\$ -	\$ 1,615,749.71
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 543,178.23	\$ 543,178.23
Amount To Be Provided				3,866,821.77	3,866,821.77
Total Investments	\$ -	\$ -	\$ -	\$ 4,410,000.00	\$ 4,410,000.00
<b>Total Assets</b>	<b>\$ 735,553.50</b>	<b>\$ 880,196.21</b>	<b>\$ -</b>	<b>\$ 4,410,000.00</b>	<b>\$ 6,025,749.71</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 218,356.34				\$ 218,356.34
Deferred Revenue	509,467.27				509,467.27
Deferred Revenue		\$ 303,507.29			303,507.29
Total Current Liabilities	\$ 727,823.61	\$ 303,507.29	\$ -	\$ -	\$ 1,031,330.90
<b><u>Long Term Liabilities</u></b>					
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
<b>Total Liabilities</b>	<b>\$ 727,823.61</b>	<b>\$ 303,507.29</b>	<b>\$ -</b>	<b>\$ 4,410,000.00</b>	<b>\$ 5,441,330.90</b>
<b><u>Net Assets</u></b>					
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	16,792.30				16,792.30
Net Assets, Unrestricted		\$ 761,509.24			761,509.24
Current Year Net Assets, Unrestricted		(184,820.32)			(184,820.32)
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)
<b>Total Net Assets</b>	<b>\$ 7,729.89</b>	<b>\$ 576,688.92</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 584,418.81</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 735,553.50</b>	<b>\$ 880,196.21</b>	<b>\$ -</b>	<b>\$ 4,410,000.00</b>	<b>\$ 6,025,749.71</b>



**Magic Reserve CDD**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
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**Revenues**

On-Roll Assessments	\$ 53,062.10				\$ 53,062.10
Land Lease Income	5,760.00				5,760.00
Other Income & Other Financing Sources	3,188.91				3,188.91
On-Roll Assessments		\$ 31,610.94			31,610.94
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	<u>\$ 62,011.01</u>	<u>\$ 39,358.79</u>	<u>\$ (5,848.10)</u>	<u>\$ -</u>	<u>\$ 95,521.70</u>

**Expenses**

Public Officials Insurance	\$ 3,466.00				\$ 3,466.00
Trustee Services	336.71				336.71
Management	5,833.34				5,833.34
Engineering	390.00				390.00
District Counsel	339.00				339.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	250.00				250.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	12,550.53				12,550.53
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	230.00				230.00
Landscaping Maintenance & Material	1,877.38				1,877.38
Streetlights	5,402.51				5,402.51
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	<u>\$ 40,784.85</u>	<u>\$ 226,753.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 267,537.98</u>

**Other Revenues (Expenses) & Gains (Losses)**

Interest Income	\$ 1,326.14				\$ 1,326.14
Interest Income		\$ 2,574.02			2,574.02
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 1,326.14</u>	<u>\$ 2,574.02</u>	<u>\$ 22.09</u>	<u>\$ -</u>	<u>\$ 3,922.25</u>
<b>Change In Net Assets</b>	<b>\$ 22,552.30</b>	<b>\$ (184,820.32)</b>	<b>\$ (5,826.01)</b>	<b>\$ -</b>	<b>\$ (168,094.03)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ (14,822.41)</b>	<b>\$ 761,509.24</b>	<b>\$ 5,826.01</b>	<b>\$ -</b>	<b>\$ 752,512.84</b>
<b>Net Assets At End Of Year</b>	<b><u>\$ 7,729.89</u></b>	<b><u>\$ 576,688.92</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 584,418.81</u></b>



**Magic Reserve Community Development District**  
 Budget to Actual  
 For the month ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 53,062.10	\$ 93,755.00	\$ (40,692.90)	\$ 562,530.00	9.43%
Interest Income	1,326.14	-	1,326.14	-	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%
<b>Net Revenues</b>	<b>\$ 63,337.15</b>	<b>\$ 93,755.00</b>	<b>\$ (30,417.85)</b>	<b>\$ 562,530.00</b>	<b>11.26%</b>
<b>General &amp; Administrative Expenses</b>					
Trustee Services	\$ 336.71	\$ 700.00	\$ (363.29)	\$ 4,200.00	8.02%
District Management Fees	5,833.34	5,833.33	0.01	35,000.00	16.67%
Engineering Fees	390.00	1,666.67	(1,276.67)	10,000.00	3.90%
Disclosure Agent	-	833.33	(833.33)	5,000.00	0.00%
Property Appraiser	-	54.17	(54.17)	325.00	0.00%
District Counsel	339.00	3,000.00	(2,661.00)	18,000.00	1.88%
Assessment Administration	5,000.00	833.33	4,166.67	5,000.00	100.00%
Re-Amortization Schedule	-	41.67	(41.67)	250.00	0.00%
Arbitrage	-	83.33	(83.33)	500.00	0.00%
Audit	-	583.33	(583.33)	3,500.00	0.00%
Legal Advertising	197.64	333.33	(135.69)	2,000.00	9.88%
Postage /Shipping	0.74	50.00	(49.26)	300.00	0.25%
Contingency	-	163.33	(163.33)	980.00	0.00%
Tax Preparation Fee	-	3.33	(3.33)	20.00	0.00%
Web Site Maintenance	250.00	450.00	(200.00)	2,700.00	9.26%
Dues, Licenses & Fees	175.00	29.17	145.83	175.00	100.00%
Irrigation	12,550.53	47,500.00	(34,949.47)	285,000.00	4.40%
Public Officials' Liability Insurance	3,466.00	641.67	2,824.33	3,850.00	90.03%
General Insurance	4,236.00	788.33	3,447.67	4,730.00	89.56%
Additional Insurance	500.00	83.33	416.67	500.00	100.00%
Lake Maintenance	230.00	666.67	(436.67)	4,000.00	5.75%
HOA Maintenance	-	8,333.33	(8,333.33)	50,000.00	0.00%
Landscaping Maintenance and Material	1,877.38	5,000.00	(3,122.62)	30,000.00	6.26%
Mulch	-	2,000.00	(2,000.00)	12,000.00	0.00%
Palm Pruning	-	750.00	(750.00)	4,500.00	0.00%
Streetlights	5,402.51	13,333.33	(7,930.82)	80,000.00	6.75%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 40,784.85</b>	<b>\$ 93,755.00</b>	<b>\$ (52,970.15)</b>	<b>\$ 562,530.00</b>	<b>7.25%</b>
<b>Total Expenses</b>	<b>\$ 40,784.85</b>	<b>\$ 93,755.00</b>	<b>\$ (52,970.15)</b>	<b>\$ 562,530.00</b>	<b>7.25%</b>
<b>Net Income (Loss)</b>	<b>\$ 22,552.30</b>	<b>\$ -</b>	<b>\$ 22,552.30</b>	<b>\$ -</b>	



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# **Magic Reserve Community Development District**

## **Staff Reports**

**Magic Reserve Community Development District**  
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &  
Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** If needed, an inspection will be performed as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** If needed, an inspection was completed in the Fiscal Year by the District's Engineer.

**Achieved:** Yes  No

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

District Manager: Zane Gault

Date: 10/28/25

Print Name: JANE GARLANDOT