

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 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'**
(provided under separate cover)

General Business Matters

2. **Update on Irrigation/TOHO**
3. **Update on Speed Bumps Installation**
4. **Ratification of Payment Authorization Nos. 243 – 252**
5. **Review of District Financial Statements** *(provided under separate cover)*

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**
(provided under separate cover)



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

**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
(provided under separate cover)



Magic Reserve Community Development District

Staff Reports