

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 April 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 February 2, 2026, Board of Supervisors' Meeting**

General Business Matters

2. **Update on Irrigation/TOHO**
3. **Update on Speed Bumps Installation**
4. **Discussion Regarding Request for CDD's Approval for a License to use the Existing Pond for the Management and Discharge of Residual Stormwater Runoff**
5. **Discussion of Cleanup of Tracts B1 and D2**
 - **Cleanup Proposal (s)** *(provided under separate cover)*
6. **Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**
7. **Ratification of Payment Authorization Nos. 253 – 260**
8. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - **Next Meeting – May 4, 2026**
- Audience Comments
- Supervisors Requests

Adjournment



Magic Reserve Community Development District

**Consideration of the Minutes of the
February 2, 2026, Board of Supervisors' Meeting**

MINUTES OF MEETING

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

**Monday, February 2, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Steven Boyd	Boyd Civil Engineering	(via phone)
Fernanda Doria	Magic Companies Group	

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 10:01 a.m. Roll call was taken.

Public Comment Period

There were no public comments.

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

SECOND ORDER OF BUSINESS

General Business Matters

Update on Irrigation/TOHO

This item was deferred.

Update on Speed Bumps Installation

This item was deferred.

**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 gave an overview and noted this request was received last week. He will follow up on the easement requirements. There will be an update at the next meeting.

**Ratification of Payment
Authorizations Nos. 243-252**

Ms. Gaarlandt noted these were previously approved and are included solely for ratification.

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. 243 - 252.

**Review of District Financial
Statements**

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through December 2025.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Doria asked for clarification on the terms of the previously signed agreement between the District and the Developer regarding Developer

Control of the Fountain and Gatehouse. Mr. Watts will follow up with clarification.

District Engineer – Mr. Boyd noted the annual inspection will be taking place February 6, 2026 and staff will need gate access. It was noted the front gate will be open.

There was a comment regarding the residual storm water. Mr. Watts and Mr. Boyd will follow up for clarification.

District Manager – Ms. Gaarlandt reminded the Board the next meeting is scheduled for March 2, 2026. She will be sending out the information packet to the new Board members.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the February 2, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:13 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Reserve Community Development District

Update on the Irrigation/TOHO



Magic Reserve Community Development District

Update on Speed Bumps Installation



Magic Reserve Community Development District

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



Magic Reserve Community Development District

Discussion of Cleanup of Tracts B1 and D2

a. Cleanup Proposal (s)

(provided under separate cover)

Tract B1

Sign not visible



Tract D2







Magic Reserve Community Development District

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



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Magic Reserve CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Magic Reserve CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature:

Print: Katrina S. Scarborough

Date:

3/4/2026

Magic Reserve CDD

Signature:

Print:

Title:

Date:

Gazmin Kerr

Gazmin Kerr

Assistant Secretary

4/7/2026

Please return this signed **original copy** no later than January 31, 2026



Magic Reserve Community Development District

**Ratification of Payment Authorization
Nos. 253 – 260**

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 253
1/16/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.01.12	Doris H Houck (MRCDD)	01/12/2026	Magic Reserve CDD	200.00
87052-011426	DUKE ENERGY (MRCDD)	01/14/2026	Magic Reserve CDD	4,133.66
DM-01-2026-42	PFM GROUP CONSULTING LLC (MRCDD)	01/05/2026	Magic Reserve CDD	2,916.67
			Total:	7,250.33

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 254
1/23/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-012326	DUKE ENERGY (MRCDD)	01/23/2026	Magic Reserve CDD	1,511.92
7940	VGLOBALTECH (MRCDD)	12/01/2025	Magic Reserve CDD	300.00
8147	VGLOBALTECH (MRCDD)	01/02/2026	Magic Reserve CDD	125.00
			Total:	1,936.92

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 255
1/30/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
117936	AQUATIC WEED CONTROL, INC. (MRCDD)	01/01/2026	Magic Reserve CDD	115.00
2026.02.02	Doris H Houck (MRCDD)	02/02/2026	Magic Reserve CDD	200.00
Total:				315.00

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 256
2/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
DM-02-2026-42	PFM GROUP CONSULTING LLC (MRCDD)	02/05/2026	Magic Reserve CDD	2,916.67
Total:				2,916.67

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 257

2/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1136232	AQUATIC WEED CONTROL, INC. (MRCDD)	02/01/2026	Magic Reserve CDD	115.00
4620	BOYD ENGINEERING, INC. (MRCDD)	02/05/2026	Magic Reserve CDD	325.00
78095	COBB COLE (MRCDD)	02/04/2026	Magic Reserve CDD	342.00
87052-021126	DUKE ENERGY (MRCDD)	02/11/2026	Magic Reserve CDD	4,101.46
427	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	02/09/2026	Magic Reserve CDD	7,631.32
428	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	02/08/2026	Magic Reserve CDD	290.64
429	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	02/09/2026	Magic Reserve CDD	1,877.38
8226	VGLOBALTECH (MRCDD)	02/02/2026	Magic Reserve CDD	125.00
Total:				14,807.80

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 258
2/20/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
39953-022026	DUKE ENERGY (MRCDD)	02/20/2026	Magic Reserve CDD	1,476.96
2019054	OSCEOLA CNTY PROP APPRAISER (MRCDD)	02/09/2026	Magic Reserve CDD	215.28
Total:				1,692.24

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 259
3/6/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1137271	AQUATIC WEED CONTROL, INC. (MRCDD)	03/01/2026	Magic Reserve CDD	115.00
4664	BOYD ENGINEERING, INC. (MRCDD)	03/05/2026	Magic Reserve CDD	130.00
140984	PFM GROUP CONSULTING LLC (MRCDD)	03/03/2026	Magic Reserve CDD	6.42
8314	VGLOBALTECH (MRCDD)	03/02/2026	Magic Reserve CDD	125.00
Total:				376.42

Secretary / Asst. Secretary



Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 260

3/13/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
87052-031226	DUKE ENERGY (MRCDD)	03/12/2026	Magic Reserve CDD	4,101.37
431	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	03/11/2026	Magic Reserve CDD	2,838.19
432	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	03/11/2026	Magic Reserve CDD	73.51
433	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	02/09/2026	Magic Reserve CDD	1,877.38
DM-03-2026-42	PFM GROUP CONSULTING LLC (MRCDD)	03/05/2026	Magic Reserve CDD	2,916.67
Total:				11,807.12

Secretary / Asst. Secretary



Chair / Vice Chairman



Magic Reserve Community Development District

Review of District Financial Statements



Magic Reserve CDD

February 2026 Financial Package

February 28, 2026

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



Magic Reserve CDD
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 536,086.13				\$ 536,086.13
Assessments Receivable	84,992.48				84,992.48
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 50,632.98			50,632.98
Due From Other Funds		8,779.26			8,779.26
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		476,810.72			476,810.72
Prepayment Series 2016		5,848.10			5,848.10
Total Current Assets	<u>\$ 624,428.28</u>	<u>\$ 885,896.06</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,510,324.34</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 826,483.82	\$ 826,483.82
Amount To Be Provided				3,583,516.18	3,583,516.18
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
Total Assets	<u>\$ 624,428.28</u>	<u>\$ 885,896.06</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 5,920,324.34</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 169,414.18				\$ 169,414.18
Deferred Revenue	84,992.48				84,992.48
Deferred Revenue		\$ 50,632.98			50,632.98
Total Current Liabilities	<u>\$ 254,406.66</u>	<u>\$ 50,632.98</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 305,039.64</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 4,410,000.00	\$ 4,410,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
Total Liabilities	<u>\$ 254,406.66</u>	<u>\$ 50,632.98</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,715,039.64</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	375,895.12				375,895.12
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		71,854.09			71,854.09
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>\$ 370,021.62</u>	<u>\$ 835,263.08</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,205,284.70</u>
Total Liabilities and Net Assets	<u>\$ 624,428.28</u>	<u>\$ 885,896.06</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 5,920,324.34</u>



Magic Reserve CDD
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$ 477,536.89				\$ 477,536.89
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		\$ 284,485.25			284,485.25
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
Total Revenues	<u>\$ 483,296.89</u>	<u>\$ 290,333.35</u>	<u>\$ (5,848.10)</u>	<u>\$ -</u>	<u>\$ 767,782.14</u>
Expenses					
Supervisor Fees	\$ 400.00				\$ 400.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	14,583.35				14,583.35
Engineering	715.00				715.00
Disclosure Agent	1,250.00				1,250.00
Property Appraiser	215.28				215.28
District Counsel	776.00				776.00
Assessment Administration	5,000.00				5,000.00
Postage & Shipping	0.74				0.74
Legal Advertising	197.64				197.64
Web Site Maintenance	925.00				925.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	42,832.04				42,832.04
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	575.00				575.00
Landscaping Maintenance & Material	5,632.14				5,632.14
Streetlights	22,307.61				22,307.61
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	<u>\$ 108,024.97</u>	<u>\$ 226,753.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 334,778.10</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 6,383.20				\$ 6,383.20
Interest Income		\$ 8,273.87			8,273.87
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 6,383.20</u>	<u>\$ 8,273.87</u>	<u>\$ 22.09</u>	<u>\$ -</u>	<u>\$ 14,679.16</u>
Change In Net Assets	<u>\$ 381,655.12</u>	<u>\$ 71,854.09</u>	<u>\$ (5,826.01)</u>	<u>\$ -</u>	<u>\$ 447,683.20</u>
Net Assets At Beginning Of Year	<u>\$ (11,633.50)</u>	<u>\$ 763,408.99</u>	<u>\$ 5,826.01</u>	<u>\$ -</u>	<u>\$ 757,601.50</u>
Net Assets At End Of Year	<u><u>\$ 370,021.62</u></u>	<u><u>\$ 835,263.08</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,205,284.70</u></u>



Magic Reserve Community Development District
 Budget to Actual
 For the month ending 02/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 477,536.89	\$ 234,387.50	\$ 243,149.39	\$ 562,530.00	84.89%
Interest Income	6,383.20	-	6,383.20	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	\$ 489,680.09	\$ 234,387.50	\$ 255,292.59	\$ 562,530.00	87.05%
General & Administrative Expenses					
Supervisor Fees	\$ 400.00	\$ -	\$ 400.00	\$ -	0.00%
Trustee Services	4,238.17	1,750.00	2,488.17	4,200.00	100.91%
District Management Fees	14,583.35	14,583.33	0.02	35,000.00	41.67%
Engineering Fees	715.00	4,166.67	(3,451.67)	10,000.00	7.15%
Disclosure Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
Property Appraiser	215.28	135.42	79.86	325.00	66.24%
District Counsel	776.00	7,500.00	(6,724.00)	18,000.00	4.31%
Assessment Administration	5,000.00	2,083.33	2,916.67	5,000.00	100.00%
Re-Amortization Schedule	-	104.17	(104.17)	250.00	0.00%
Arbitrage	-	208.33	(208.33)	500.00	0.00%
Audit	-	1,458.33	(1,458.33)	3,500.00	0.00%
Legal Advertising	197.64	833.33	(635.69)	2,000.00	9.88%
Postage /Shipping	0.74	125.00	(124.26)	300.00	0.25%
Contingency	-	408.33	(408.33)	980.00	0.00%
Tax Preparation Fee	-	8.33	(8.33)	20.00	0.00%
Web Site Maintenance	925.00	1,125.00	(200.00)	2,700.00	34.26%
Dues, Licenses & Fees	175.00	72.92	102.08	175.00	100.00%
Irrigation	42,832.04	118,750.00	(75,917.96)	285,000.00	15.03%
Public Officials' Liability Insurance	3,466.00	1,604.17	1,861.83	3,850.00	90.03%
General Insurance	4,236.00	1,970.83	2,265.17	4,730.00	89.56%
Additional Insurance	500.00	208.33	291.67	500.00	100.00%
Lake Maintenance	575.00	1,666.67	(1,091.67)	4,000.00	14.38%
HOA Maintenance	-	20,833.33	(20,833.33)	50,000.00	0.00%
Landscaping Maintenance and Material	5,632.14	12,500.00	(6,867.86)	30,000.00	18.77%
Mulch	-	5,000.00	(5,000.00)	12,000.00	0.00%
Palm Pruning	-	1,875.00	(1,875.00)	4,500.00	0.00%
Streetlights	22,307.61	33,333.33	(11,025.72)	80,000.00	27.88%
Total General & Administrative Expenses	\$ 108,024.97	\$ 234,387.50	\$ (126,362.53)	\$ 562,530.00	19.20%
Total Expenses	\$ 108,024.97	\$ 234,387.50	\$ (126,362.53)	\$ 562,530.00	19.20%
Net Income (Loss)	\$ 381,655.12	\$ -	\$ 381,655.12	\$ -	