

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 June 1, 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** (*provided under separate cover*)
 - **Auditor Selection Committee Meeting** (*provided under separate cover*)

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. **Ratification of Payment Authorization No. 266**
5. **Review of District Financial Statements**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Outstanding Maintenance Items
 - Form 1 Filing – July 1 Deadline
 - Next Meeting – July 6, 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**

(provided under separate cover)



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.**



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 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	DUKEENERGY(MRCD)	04/23/2026	Magic Reserve COD	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

April 2026 Financial Package

April 30, 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 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 507,641.53				\$ 507,641.53
Assessments Receivable	41,368.57				41,368.57
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Assessments Receivable		\$ 24,644.70			24,644.70
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		516,247.58			516,247.58
Prepayment Series 2016		5,848.10			\$ 5,848.10
Total Current Assets	<u>\$ 552,359.77</u>	<u>\$ 890,565.38</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,442,925.15</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 865,920.68	\$ 865,920.68
Amount To Be Provided				3,544,079.32	3,544,079.32
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,410,000.00</u>
Total Assets	<u>\$ 552,359.77</u>	<u>\$ 890,565.38</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 5,852,925.15</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 128,871.55				\$ 128,871.55
Deferred Revenue	41,368.57				41,368.57
Deferred Revenue		\$ 24,644.70			24,644.70
Total Current Liabilities	<u>\$ 170,240.12</u>	<u>\$ 24,644.70</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 194,884.82</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>\$ 170,240.12</u>	<u>\$ 24,644.70</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 4,604,884.82</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	387,993.15				387,993.15
Net Assets, Unrestricted		\$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		102,511.69			102,511.69
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>\$ 382,119.65</u>	<u>\$ 865,920.68</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,248,040.33</u>
Total Liabilities and Net Assets	<u>\$ 552,359.77</u>	<u>\$ 890,565.38</u>	<u>\$ -</u>	<u>\$ 4,410,000.00</u>	<u>\$ 5,852,925.15</u>



Magic Reserve CDD
Statement of Activities
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$ 521,160.80				\$ 521,160.80
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		\$ 310,473.53			310,473.53
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			\$ (5,848.10)		(5,848.10)
Total Revenues	\$ 526,920.80	\$ 316,321.63	\$ (5,848.10)	\$ -	\$ 837,394.33
Expenses					
Supervisor Fees	\$ 600.00				\$ 600.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	20,416.69				20,416.69
Engineering	845.00				845.00
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	1,433.00				1,433.00
Assessment Administration	5,000.00				5,000.00
Arbitrage Calculation	500.00				500.00
Tax Preparation	6.42				6.42
Postage & Shipping	26.05				26.05
Legal Advertising	672.47				672.47
Web Site Maintenance	1,475.00				1,475.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	50,112.71				50,112.71
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	805.00				805.00
Landscaping Maintenance & Material	9,386.90				9,386.90
Streetlights	\$ 33,464.27				33,464.27
Principal Payment		\$ 110,000.00			110,000.00
Interest Payments		116,753.13			116,753.13
Total Expenses	\$ 142,573.96	\$ 226,753.13	\$ -	\$ -	\$ 369,327.09
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 9,406.31				\$ 9,406.31
Interest Income		\$ 12,943.19			12,943.19
Interest Income			\$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	\$ 9,406.31	\$ 12,943.19	\$ 22.09	\$ -	\$ 22,371.59
Change In Net Assets	\$ 393,753.15	\$ 102,511.69	\$ (5,826.01)	\$ -	\$ 490,438.83
Net Assets At Beginning Of Year	\$ (11,633.50)	\$ 763,408.99	\$ 5,826.01	\$ -	\$ 757,601.50
Net Assets At End Of Year	\$ 382,119.65	\$ 865,920.68	\$ -	\$ -	\$ 1,248,040.33



Magic Reserve Community Development District
 Budget to Actual
 For the month ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 521,160.80	\$ 328,142.50	\$ 193,018.30	\$ 562,530.00	92.65%
Interest Income	9,406.31	-	9,406.31	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	\$ 536,327.11	\$ 328,142.50	\$ 208,184.61	\$ 562,530.00	95.34%
General & Administrative Expenses					
Supervisor Fees	\$ 600.00	\$ -	\$ 600.00	\$ -	0.00%
Trustee Services	4,238.17	2,450.00	1,788.17	4,200.00	100.91%
District Management Fees	20,416.69	20,416.67	0.02	35,000.00	58.33%
Engineering Fees	845.00	5,833.33	(4,988.33)	10,000.00	8.45%
Disclosure Agent	5,000.00	2,916.67	2,083.33	5,000.00	100.00%
Property Appraiser	215.28	189.58	25.70	325.00	66.24%
District Counsel	1,433.00	10,500.00	(9,067.00)	18,000.00	7.96%
Assessment Administration	5,000.00	2,916.67	2,083.33	5,000.00	100.00%
Re-Amortization Schedule	-	145.83	(145.83)	250.00	0.00%
Arbitrage	500.00	291.67	208.33	500.00	100.00%
Audit	-	2,041.67	(2,041.67)	3,500.00	0.00%
Legal Advertising	672.47	1,166.67	(494.20)	2,000.00	33.62%
Postage /Shipping	26.05	175.00	(148.95)	300.00	8.68%
Contingency	-	571.67	(571.67)	980.00	0.00%
Tax Preparation Fee	6.42	11.67	(5.25)	20.00	32.10%
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00	54.63%
Dues, Licenses & Fees	175.00	102.08	72.92	175.00	100.00%
Irrigation	50,112.71	166,250.00	(116,137.29)	285,000.00	17.58%
Public Officials' Liability Insurance	3,466.00	2,245.83	1,220.17	3,850.00	90.03%
General Insurance	4,236.00	2,759.17	1,476.83	4,730.00	89.56%
Additional Insurance	500.00	291.67	208.33	500.00	100.00%
Lake Maintenance	805.00	2,333.33	(1,528.33)	4,000.00	20.13%
HOA Maintenance	-	29,166.67	(29,166.67)	50,000.00	0.00%
Landscaping Maintenance and Material	9,386.90	17,500.00	(8,113.10)	30,000.00	31.29%
Mulch	-	7,000.00	(7,000.00)	12,000.00	0.00%
Palm Pruning	-	2,625.00	(2,625.00)	4,500.00	0.00%
Streetlights	33,464.27	46,666.67	(13,202.40)	80,000.00	41.83%
Total General & Administrative Expenses	\$ 142,573.96	\$ 328,142.50	\$ (185,568.54)	\$ 562,530.00	25.35%
Total Expenses	\$ 142,573.96	\$ 328,142.50	\$ (185,568.54)	\$ 562,530.00	25.35%
Net Income (Loss)	\$ 393,753.15	\$ -	\$ 393,753.15	\$ -	



Magic Reserve Community Development District

Staff Reports