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 Auditor Selection Committee and Board of Supervisors' Meetings for the **Magic Reserve Community Development District ("District"),** scheduled to begin at **10:00 a.m. on August 3, 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 #

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Call to Order
- Public Comment Period

1. **Review of Auditing Services Proposals**
   a. **Grau & Associates**
   b. **Berger, Toombs, Elam, Gaines & Frank**
   c. **McIntosh CPA**
2. **Ranking of Auditing Services Proposals**

- Adjournment

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order / Roll Call
- Public Comment Period

1. **Consideration of the Minutes of the July 6, 2026 Board of Supervisor's Meeting**
2. **Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027**
3. **Consideration of Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards**

General Business Matters

4. **Public Hearing on the Adoption of the District's Annual Budget**
   - **Public Comments and Testimony**
   - **Board Comments**

   a. **Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**
   b. **Consideration of Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection**
5. **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**
6. **Ratification of Payment Authorization Nos. 267-269**

7. **Review of District Financial Statements**

Other Business

- **Staff Reports**
  - District Counsel
  - District Engineer
  - District Manager
    - Outstanding Maintenance Items
- Audience Comments
- Supervisors Requests

Adjournment

Magic Reserve Community Development District

Review of Auditing Services Proposals

a. Grau & Associates

b. Berger, Toombs, Elam, Gaines & Frank

c. McIntosh CPA

Proposal to Provide Financial Auditing Services:

MAGIC RESERVE
Community Development District

Due Date: July 17, 2026
12:00PM

Submitted to:
Magic Reserve
Community Development District
c/o District Manager
3501 Quadrangle Blvd, Suite 270
Orlando, Florida 32817

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

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July 17, 2026

Magic Reserve Community Development District
c/o District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Magic Reserve Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team
Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs
Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships
We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation
We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

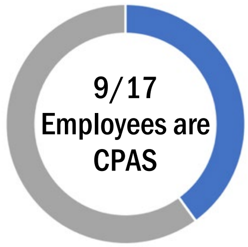
Grau's Focus and Experience

Our Team

3 Partners

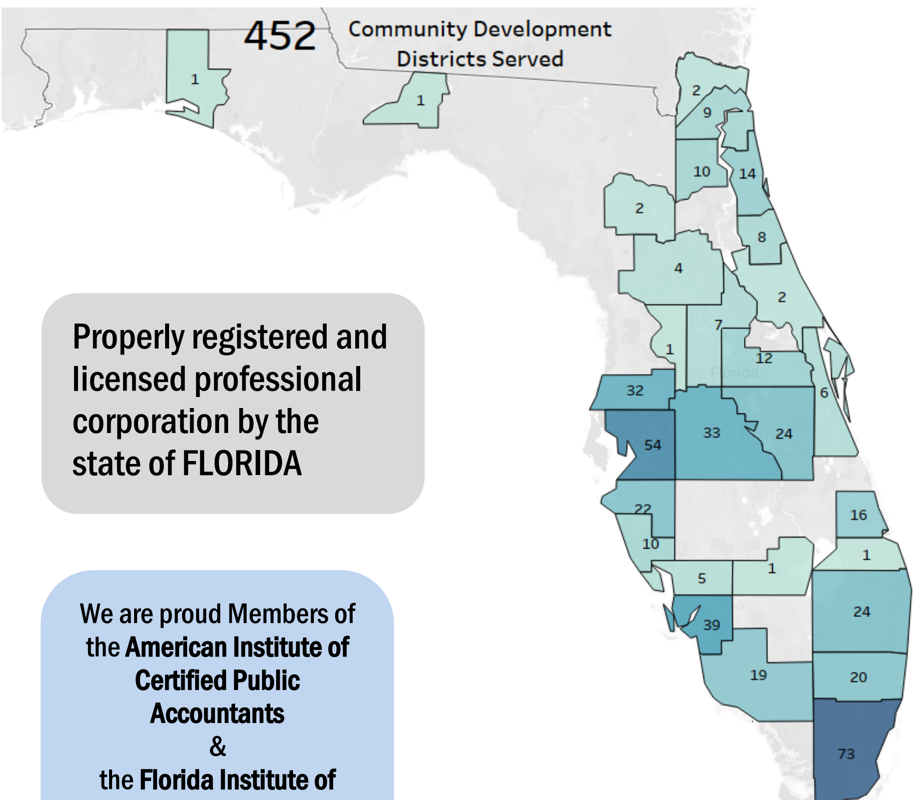
12 Professional Staff

2 Administrative Professionals



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

9 Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

FICPA Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301| 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail*. Grau & Associates has received a peer review rating of *pass*.

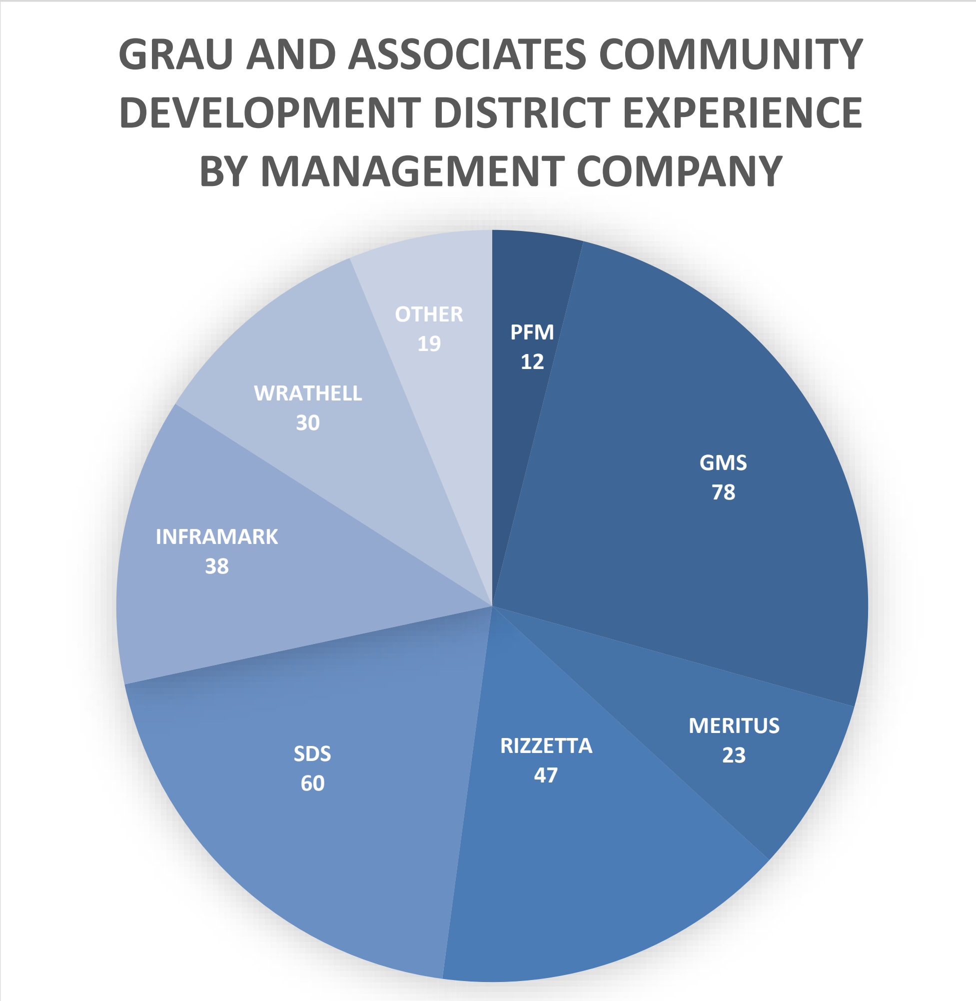
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants
Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	58
Total Hours	82 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

<u>Communications</u>

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2028 are as follows:

Year Ended September 30,	**Fee**
2026	$3,800
2027	$4,000
2030	$4,200
TOTAL (2026-2028)	**$12,000**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Magic Reserve Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR AUDIT SERVICES

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank

CERTIFIED PUBLIC ACCOUNTANTS, PL

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600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

July 17, 2026

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

July 17, 2026

Magic Reserve Community Development District
PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Magic Reserve Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Magic Reserve Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Magic Reserve Community Development District
July 17, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Magic Reserve Community Development District.

Very truly yours,

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	Total
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	6
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Magic Reserve Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)
We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management Services LLC
(407) 841-5524

Gateway Services Community Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

Clearwater Cay Community Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development District

Alta Lakes Community Development District

Amelia Concourse Community Development District

Amelia Walk Communnity Development District

Aqua One Community Development District

Arborwood Community Development District

Arlington Ridge Community Development District

Bartram Springs Community Development District

Baytree Community Development District

Beacon Lakes Community Development District

Beaumont Community Development District

Bella Collina Community Development District

Bonnet Creek Community Development District

Buckeye Park Community Development District

Candler Hills East Community Development District

Cedar Hammock Community Development District

Central Lake Community Development District

Channing Park Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District

Coconut Cay Community Development District

Colonial Country Club Community Development District

Connerton West Community Development District

Copperstone Community Development District

Creekside @ Twin Creeks Community Development District

Deer Run Community Development District

Dowden West Community Development District

DP1 Community Development District

Eagle Point Community Development District

East Nassau Stewardship District

Eastlake Oaks Community Development District

Easton Park Community Development District

Estancia @ Wiregrass Community Development District

Evergreen Community Development District

Forest Brooke Community Development District

Gateway Services Community Development District

Gramercy Farms Community Development District

Greenway Improvement District

Greyhawk Landing Community Development District

Griffin Lakes Community Development District

Habitat Community Development District

Harbor Bay Community Development District

Harbourage at Braden River Community Development District

Harmony Community Development District

Harmony West Community Development District

Harrison Ranch Community Development District

Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District

Heritage Isles Community Development District

Heritage Lake Park Community Development District

Heritage Landing Community Development District

Heritage Palms Community Development District

Heron Isles Community Development District

Heron Isles Community Development District

Highland Meadows II Community Development District

Julington Creek Community Development District

Laguna Lakes Community Development District

Lake Bernadette Community Development District

Lakeside Plantation Community Development District

Landings at Miami Community Development District

Legends Bay Community Development District

Lexington Oaks Community Development District

Live Oak No. 2 Community Development District

Madeira Community Development District

Marhsall Creek Community Development District

Meadow Pointe IV Community Development District

Meadow View at Twin Creek Community Development District

Mediterra North Community Development District

Midtown Miami Community Development District

Mira Lago West Community Development District

Montecito Community Development District

Narcoossee Community Development District

Naturewalk Community Development District

New Port Tampa Bay Community Development District

Overoaks Community Development District

Panther Trace II Community Development District

Paseo Community Development District

Pine Ridge Plantation Community Development District

Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District

Poinciana West Community Development District

Port of the Islands Community Development District

Portofino Isles Community Development District

Quarry Community Development District

Renaissance Commons Community Development District

Reserve Community Development District

Reserve #2 Community Development District

River Glen Community Development District

River Hall Community Development District

River Place on the St. Lucie Community Development District

Rivers Edge Community Development District

Riverwood Community Development District

Riverwood Estates Community Development District

Rolling Hills Community Development District

Rolling Oaks Community Development District

Sampson Creek Community Development District

San Simeon Community Development District

Six Mile Creek Community Development District

South Village Community Development District

Southern Hills Plantation I Community Development District

Southern Hills Plantation III Community Development District

South Fork Community Development District

St. John's Forest Community Development District

Stoneybrook South Community Development District

Stoneybrook South at ChampionsGate Community Development District

Stoneybrook West Community Development District

Tern Bay Community Development District

Terracina Community Development District

Tison's Landing Community Development District

TPOST Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District

TSR Community Development District

Turnbull Creek Community Development District

Twin Creeks North Community Development District

Urban Orlando Community Development District

Verano #2 Community Development District

Viera East Community Development District

VillaMar Community Development District

Vizcaya in Kendall Development District

Waterset North Community Development District

Westside Community Development District

WildBlue Community Development District

Willow Creek Community Development District

Willow Hammock Community Development District

Winston Trails Community Development District

Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake

Florida Inland Navigation District

Fort Pierce Farms Water Control District

Indian River Regional Crime Laboratory, District 19, Florida

Viera Stewardship District

Office of the Medical Examiner, District 19

Rupert J. Smith Law Library of St. Lucie County

St. Lucie Education Foundation

Seminole Improvement District

Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties
(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

<u>Special Districts</u>

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

<u>Schools and Colleges</u>

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

<u>State and County Agencies</u>

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be $4,000 for the year ending September 30, 2026, $4,120 for the year ending September 30, 2027 and $4,250 for the year ending September 30, 2028. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Magic Reserve Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Magic Reserve Community Development District as of September 30, 2026, 2027 and 2028. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP
Director – 31 years experience

Education
- University of Central Florida, B.A. – Accounting
- Barry University – Master of Professional Accountancy

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy
- Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Associate Member, Florida Government Finance Office Associates
- Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- St. Lucie District School Board Superintendent Search Committee (2013 – present)
- Board Member – Phrozen Pharoes (2019-2021)

Professional Experience
- Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19th Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)
Director

Continuing Professional Education

- Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:
  - Not-for-Profit Auditing Financial Results and Compliance Requirements
  - Update: Government Accounting Reporting and Auditing
  - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA
Director – 14 years total experience

Education
- University of North Florida, B.B.A. – Accounting
- University of Alicante, Spain – International Business
- Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

Professional Experience

- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA
Director – 12 years

Education
- Indian River State College, A.A. – Accounting
- Florida Atlantic University, B.B.A. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate member of the Government Finance Officers Association

Professional Experience
- Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
    - Governmental Accounting Report and Audit Update
    - Analytical Procedures, FICPA
    - Annual Update for Accountants and Auditors
    - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA
Director – 10 years

Education
- Indian River State College, B.S. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate of the Government Finance Officers Association

Professional Experience
- Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
    - Governmental Accounting Report and Audit Update
    - Analytical Procedures, FICPA
    - Annual Update for Accountants and Auditors
    - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA
Director – 12 years

Education
- University of Central Florida, B.S. – Accounting
- Florida Atlantic University, MACC

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Affiliate member Government Finance Officers Association

Professional Experience
- Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education
- Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
  Governmental Accounting Report and Audit Update
  Annual Update: Government Accounting Reporting and Auditing
  Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA
Accounting and Audit Manager – 34 years

Education
- Stetson University, B.B.A. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience
- Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

    Counties:
    St. Lucie County

    Municipalities:
    City of Fort Pierce
    City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)
Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:
Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:
The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly
Senior Accountant – 14 years

Education
- Florida Atlantic University, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder
Manager – 11 years

Education
- Florida Atlantic University, B.B.A. – Accounting

Professional Experience
- Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education
- Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA
Senior Accountant – 5 years

Education
- Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience
- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Dylan Dixon
Senior Accountant – 4 years

Education
- Indian River State College, B.S. – Accounting
- Florida Gulf Coast University, M.S. – Accounting

Professional Experience
- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Brennen Moore
Staff Accountant – 3 years

Education
- Indian River State College, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Katie Gifford
Staff Accountant – 2 years

Education

- Indian River State College, B.S. – Accounting

Professional Experience

- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Rayna Zicari
Staff Accountant – 2 years

Education
- Stetson University, B.B.A. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Deandre McFadden
Staff Accountant – 1 year

Education
- Florida Atlantic University, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DG Perry

DG Perry
CPAs + Advisors

Independent Audit Service Proposal

RMcINTOSH CPA
INTEGRITY•INSIGHT•ASSURANCE

2385 NW Executive Center Dr.
Boca Raton, FL 33431
rmcintoshcpa.com

Prepared for Magic Reserve Community Development District

Prepared By:
McIntosh CPA

July 17, 2026

Table of Contents

Transmittal Letter

July 17, 2026

Board of Supervisors
Magic Reserve Community Development District
Osceola County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Magic Reserve Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Magic Reserve Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for two additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

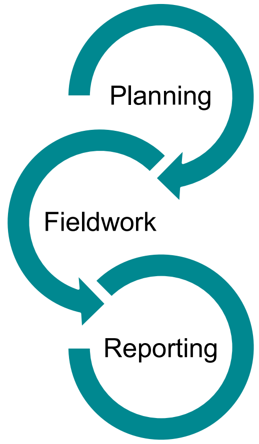
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071

RACQUEL MCINTOSH
CPA

561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates

Audit Staff	2005 - 2009
Audit Senior	2009 -2011
Audit Manager	2011 - 2014,
Audit Partner	2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA
FASD Board Member/Presenter
FICPA SLG Committee Member

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	$3,500
2027	$3,700
2028	$3,900

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated.

Appendix

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

Magic Reserve Community Development District

Ranking of Auditing Services Proposals

Magic Reserve CDD
Auditor Selection - Manager's Recommended Rankings

Criteria	Possible Points	Berger, Toombs	Berger, Toombs Rec. Points	Grau	Grau Rec. Points	McIntosh CPA	McIntosh Rec. Points
Ability of Personnel	20.0	Qualified, Multiple CPAs on Staff	20.0	Qualified, Multiple CPAs on Staff	20.0	One Qualified CPA on Staff	15.0
Proposer's Experience	20.0	Extensive CDD Experience	20.0	Extensive CDD Experience	20.0	Some CDD Experience	18.0
Understanding of Scope of Work	20.0	Sufficient	20.0	Sufficient	20.0	Sufficient	20.0
Ability to Furnish Required Services	20.0	Capable	20.0	Capable	20.0	Capable	20.0
Price for Services for Three Years	20.0	$4,000 + $4,120 + $4,250 = $12370	16.5	$3,800 + $4,000 + $4,200 = $12000	18.5	$3,500 + $3,700 + $3,900 = $11,100.00	20.0
Total	**100.0**		**96.5**		**98.5**		**93.0**
Total Price			12,370		12,000		11,100

Magic Reserve Community Development District

Consideration of the Minutes of the
July 6, 2026 Board of Supervisor's Meeting

MINUTES OF MEETING

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, July 6, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Xabier	Boyd Civil Engineering	(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 10:00 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

Consideration of the Minutes of the May 11, 2026:

- **Board of Supervisor's Meeting**
- **Auditor Selection Committee 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 May 11, 2026, Board of Supervisors' Meeting and Auditor Selection Committee Meeting.

SECOND ORDER OF BUSINESS **General Business Matters**

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

Xabier gave an update and noted this is still in progress.

This item was deferred.

Consideration of Palm Removal Proposal with Paradise Lawns & Landscaping Inc.

Ms. Gaarlandt noted this was from the Master Association and was included in the maintenance line item for the budget.

Ms. Ryan confirmed.

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 Palm Removal Proposal with Paradise Lawns and Landscaping, Inc.

Discussion Regarding Magic Village 2 LLC Responsibility

There was brief discussion regarding the piece of land that has been acquired. At this time, it will not affect the CDD.

This item will be removed from the agenda until there is an update to provide.

Ratification of Payment Authorizations No. 266

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 No. 266.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through May 2026.

Ms. Ryan noted the irrigation invoices will be caught up by the end of the fiscal year and confirmed the invoices have normalized.

No action was required.

<u>THIRD ORDER OF BUSINESS</u> **<u>Other Business</u>**

Staff Reports

<u>District Counsel</u> – Not present.

<u>District Engineer</u> – There was brief discussion regarding the back flow preventor issue. There was no update at this time. Xabier will follow up with Mr. Boyd.

<u>District Manager</u> – Ms. Gaarlandt noted District Management will follow up on the bush hogging. She reminded the Board that the next meeting is scheduled for August 3, 2026. This will include the Public Hearing on the adoption of the Fiscal Year 2026- 2027 budget, and Auditor Selection Committee Meeting.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

<u>FOURTH ORDER OF BUSINESS</u> **<u>Adjournment</u>**

On motion by Ms. Longaray, seconded by Ms. Houck, with all in favor, the July 6, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:11 a.m.

______________________________	______________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

Magic Reserve Community Development District

Consideration of Resolution 2026-05, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027

WHEREAS, the Magic Reserve Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

ATTEST:

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairman/Vice Chairman

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

Monday, October 5, 2026

Monday, November 2, 2026

Monday, December 7, 2026

Monday, January 4, 2027

Monday, February 1, 2027

Monday, March 1, 2027

Monday, April 5, 2027

Monday, May 3, 2027

Monday, June 7, 2027

Monday, July 5, 2027

Monday, August 2, 2027

All meetings are scheduled to be held at **7430 Brooklyn Dr., Kissimmee, FL 34747** at 10:00 a.m.

Magic Reserve Community Development District

Consideration of Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Magic Reserve Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ___ day of _____________, 2026.

ATTEST:

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

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:____________________________ Date:___________________

Print Name:________________________________

Magic Reserve Community Development District

Public Hearing on the Adoption of the District's Annual Budget

- Public Comments and Testimony
- Board Comments

a. Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Appropriating Funds

b. Consideration of Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2027, and Certifying Special Assessments for Collection

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Magic Reserve Community Development District (**"District"**) proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026-2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 3, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Magic Reserve Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Magic Reserve Community Development District, for Fiscal Year 2026-2027, the sum of ______________ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_________
TOTAL DEBT SERVICE FUND	$_________
TOTAL ALL FUNDS	$_________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026-2027 or within 60 days following the end of the Fiscal Year 2026-2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

ATTEST:	**MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:______________________________
Secretary/Assistant Secretary	Its:______________________________

Magic Reserve CDD

Proposed FY 2027 Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

Exhibit A
Magic Reserve Community Development District
Proposed FY2027 Operations & Maintenance Budget

	Actual Through 6/30/26	Anticipated Jul - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	$ 568,453.66	$ -	$ 568,453.66	$ 562,530.00	$ 556,770.00
Interest Income	12,194.03	-	12,194.03	-	-
Land Lease Income	5,760.00	-	5,760.00	-	5,760.00
Net Revenues	**$ 586,407.69**	**$ -**	**$ 586,407.69**	**$ 562,530.00**	**$ 562,530.00**
CDD General & Administrative Expenses					
Supervisor Fee	$ 800.00	$ 400.00	$ 1,200.00	$ -	$ 2,000.00
Trustee Services	4,238.17	-	4,238.17	4,200.00	4,500.00
Management	26,250.03	8,749.97	35,000.00	35,000.00	35,000.00
Engineering	4,997.45	2,500.00	7,497.45	10,000.00	10,000.00
Disclosure Agent	5,000.00	-	5,000.00	5,000.00	5,000.00
Property Appraiser	215.28	-	215.28	325.00	325.00
District Counsel	2,784.50	4,500.00	7,284.50	18,000.00	18,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Re-Amortization Schedule	-	-	-	250.00	250.00
Arbitrage	500.00	-	500.00	500.00	600.00
Audit	3,285.00	-	3,285.00	3,500.00	4,500.00
Legal Advertising	971.48	500.00	1,471.48	2,000.00	3,000.00
Postage /Shipping	49.57	75.00	124.57	300.00	300.00
Miscellaneous	-	245.00	245.00	980.00	13,080.00
Tax Preparation Fee	6.42	-	6.42	20.00	50.00
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Irrigation	63,087.06	221,912.94	285,000.00	285,000.00	250,000.00
Public Officials' Liability Insurance	3,466.00	-	3,466.00	3,850.00	4,000.00
General Liability Insurance	4,236.00	-	4,236.00	4,730.00	5,000.00
Additional Insurance	500.00	-	500.00	500.00	550.00
Lake Maintenance	1,035.00	1,000.00	2,035.00	4,000.00	4,000.00
HOA Maintenance	-	50,000.00	50,000.00	50,000.00	60,000.00
Landscaping Maintenance and Material	15,019.04	7,509.52	22,528.56	30,000.00	35,000.00
Mulch	-	3,000.00	-	12,000.00	12,000.00
Palm Prunning	4,227.00	1,125.00	-	4,500.00	7,500.00
Streetlights	$ 44,620.75	$ 23,238.32	$ 67,859.07	$ 80,000.00	$ 80,000.00
Total Expenses	**$ 192,188.75**	**$ 325,730.75**	**$ 509,567.50**	**$ 562,530.00**	**$ 562,530.00**
Net Income (Loss)	**$ 394,218.94**	**$ (325,730.75)**	**$ 76,840.19**	**$ -**	**$ -**

Magic Reserve CDD
FY 2027 O&M Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
Platted Lots	$ 3,068.90	$ 3,037.48	$ (31.42)

Magic Reserve CDD
FY 2027

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Administrative Expenditures:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to $200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

Magic Reserve CDD
FY 2027

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedule

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Arbitrage

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Miscellaneous

Other expenses incurred throughout the year.

Tax Preparation Fee

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Magic Reserve CDD
FY 2027

Website Maintenance

Website maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Irrigation

Inspection and repair of irrigation system.

Public Officials' Liability (POL) Insurance

Supervisors' and Officers' liability insurance.

General Liability Insurance

General liability insurance.

Additional Liability Insurance

Additional liability insurance.

Lake Maintenance

Maintenance of lake owned by District.

HOA Maintenance

Common Area Maintenance within the boundaries of the District.

Landscape Maintenance & Material

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Mulch

Mulch and landscape updating within the boundaries of the District.

Palm Pruning

Pruning and updating Palm Tree's within the boundaries of the District.

Streetlights

Streetlighting expenses within the District.

Magic Reserve Community Development
FY 2027 Adopted Debt Service Budget

		FY2027 Adopted Series 2016 Budget
REVENUES:		
Special Assessments	$	574,678.14
TOTAL REVENUES	**$**	**574,678.14**
EXPENDITURES:		
Interest 11/01/2026	$	111,559.38
Principal 11/01/2026	$	120,000.00
Interest 5/1/2027	$	111,559.38
TOTAL EXPENDITURES	**$**	**343,118.76**
EXCESS REVENUES	**$**	**231,559.38**
Interest 11/01/2027	$	111,559.38
Principal 11/01/2027	$	120,000.00

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT EQUALIZING, APPROVING, CONFIRMING, AND IMPOSING SPECIAL ASSESSMENTS FOR DISTRICT EXPENSES AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR NO WAIVER OF CONTRACTUAL OBLIGATIONS, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Magic Reserve Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the "County"); and

WHEREAS, the District provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("FY 2027 Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the FY 2027 Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously indicated its intention to finance its Budget through the imposition and collection of special assessments on benefited property within the District; and

WHEREAS, the District has determined that the utilization of the Uniform Method for the collection of assessments is unavailable and/or not in the District's best interest; and

WHEREAS, the Board has noticed and conducted a public hearing pursuant to Chapters 170 and 190, Florida Statutes, relating to the imposition, levy, collection, and enforcement of such assessments; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount of $______________; and

WHEREAS, the District desires to levy and directly collect on the unplatted lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Magic Reserve Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 190, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized by Chapter 190, Florida Statutes, to levy and impose special assessments to pay all, or any part of, the cost of such services as provided in Chapter 190, Florida Statutes.

(c) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the operations and maintenance services ("Services") identified in the exhibits attached hereto; and (ii) the cost of such Services be assessed against the lands specially benefited by such Services.

(d) The provision of said Services and the levying of such special assessments serves a proper, essential, and valid public purpose and is in the best interests of the District and its landowners.

(e) The Board determined to provide the Services and to defray the costs thereof by making special assessments on benefited lands within the District.

(g) A preliminary assessment roll was adopted and filed with the Board.

(h) Upon completion of the preliminary assessment roll, the Board chose August 3, 2026 at 10:00am at 7430 Brooklyn Dr., Kissimmee, FL 34747 as the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of the Services, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapter 190, Florida Statutes.

(i) Notice of such public hearing was given by publication and also by mail as required by Florida law. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(j) On August 3, 2026, at the public hearing specified in paragraph (h) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (h) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(k) Having considered the costs of the Services, complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the amount of costs of the Services and the District's budgets are reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Services and the Budgets against the properties specially benefited thereby on a pro-rata acreage basis, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the provision of the Services described in **Exhibits A** constitutes a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in **Exhibit B**;

(iv) it is in the best interests of the District that the special assessments be paid and collected as herein provided.

SECTION 3. ASSESSMENT EQUALIZATION AND IMPOSITION. A special assessment for operation and maintenance expenses as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibits A** and **B**. The special assessments on the parcels specially benefitted by the Services, all as specified in the final assessment roll, are hereby equalized, approved, and confirmed. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. The Special Assessment against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 4. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the operation and maintenance special assessments will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Assessments will be collected pursuant to the Uniform Method of Collection and collected by the Osceola County Property Appraiser and Osceola County Tax Collector.

SECTION 5. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 8. NO WAIVER OF CONTRACTUAL OBLIGATIONS. Nothing in this resolution is intended or shall be construed as a waiver of any right to payment the District may have pursuant to any contract with the Developer or otherwise. Only payment of sums due under any such contract shall serve to discharge any such contractual obligation.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Magic Reserve Community Development District.

PASSED AND ADOPTED this 3RD day of August 2026.

ATTEST:

MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:___________________________

Its:___________________________

Exhibit A Fiscal Year 2026-2027 Budget
Exhibit B Assessment Roll

Exhibit A

Magic Reserve CDD

Proposed FY 2027 Budget

PFM Management Services LLC
3501 Quadrangle Blvd Suite 270
Orlando, FL 32817
407-723-5900

Exhibit A
Magic Reserve Community Development District
Proposed FY2027 Operations & Maintenance Budget

	Actual Through 6/30/26	Anticipated Jul - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	$ 568,453.66	$ -	$ 568,453.66	$ 562,530.00	$ 556,770.00
Interest Income	12,194.03	-	12,194.03	-	-
Land Lease Income	5,760.00	-	5,760.00	-	5,760.00
Net Revenues	**$ 586,407.69**	**$ -**	**$ 586,407.69**	**$ 562,530.00**	**$ 562,530.00**
CDD General & Administrative Expenses					
Supervisor Fee	$ 800.00	$ 400.00	$ 1,200.00	$ -	$ 2,000.00
Trustee Services	4,238.17	-	4,238.17	4,200.00	4,500.00
Management	26,250.03	8,749.97	35,000.00	35,000.00	35,000.00
Engineering	4,997.45	2,500.00	7,497.45	10,000.00	10,000.00
Disclosure Agent	5,000.00	-	5,000.00	5,000.00	5,000.00
Property Appraiser	215.28	-	215.28	325.00	325.00
District Counsel	2,784.50	4,500.00	7,284.50	18,000.00	18,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Re-Amortization Schedule	-	-	-	250.00	250.00
Arbitrage	500.00	-	500.00	500.00	600.00
Audit	3,285.00	-	3,285.00	3,500.00	4,500.00
Legal Advertising	971.48	500.00	1,471.48	2,000.00	3,000.00
Postage /Shipping	49.57	75.00	124.57	300.00	300.00
Miscellaneous	-	245.00	245.00	980.00	13,080.00
Tax Preparation Fee	6.42	-	6.42	20.00	50.00
Website Maintenance	1,725.00	975.00	2,700.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Irrigation	63,087.06	221,912.94	285,000.00	285,000.00	250,000.00
Public Officials' Liability Insurance	3,466.00	-	3,466.00	3,850.00	4,000.00
General Liability Insurance	4,236.00	-	4,236.00	4,730.00	5,000.00
Additional Insurance	500.00	-	500.00	500.00	550.00
Lake Maintenance	1,035.00	1,000.00	2,035.00	4,000.00	4,000.00
HOA Maintenance	-	50,000.00	50,000.00	50,000.00	60,000.00
Landscaping Maintenance and Material	15,019.04	7,509.52	22,528.56	30,000.00	35,000.00
Mulch	-	3,000.00	-	12,000.00	12,000.00
Palm Prunning	4,227.00	1,125.00	-	4,500.00	7,500.00
Streetlights	$ 44,620.75	$ 23,238.32	$ 67,859.07	$ 80,000.00	$ 80,000.00
Total Expenses	**$ 192,188.75**	**$ 325,730.75**	**$ 509,567.50**	**$ 562,530.00**	**$ 562,530.00**
Net Income (Loss)	**$ 394,218.94**	**$ (325,730.75)**	**$ 76,840.19**	**$ -**	**$ -**

Exhibit B

Magic Reserve CDD							
Fiscal Year 2027 Assessment Roll							
ParcelID	O&M	Series 2016	Total Assessments	ParcelID	O&M	Series 2016	Total Assessments
02-25-27-4016-0001-0010	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1090	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0020	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1110	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0030	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1120	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0040	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1130	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0050	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1140	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0060	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1150	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0070	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1160	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0080	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1170	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0090	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1180	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0100	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1190	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0110	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1200	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0120	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1210	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0130	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1220	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0140	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1230	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0150	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1240	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0160	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1250	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0170	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1260	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0180	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1270	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0190	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1280	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0200	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1290	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0210	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1300	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0220	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1310	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0230	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1320	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0240	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1330	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0250	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1340	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0260	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1350	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0270	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1360	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0280	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1370	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0290	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1380	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0300	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1390	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0310	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1400	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0320	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1410	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0330	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1420	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0340	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1430	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0350	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1440	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0360	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1450	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0370	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1460	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0380	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1470	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0390	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1480	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0400	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1490	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0410	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1500	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0420	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1510	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0430	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1520	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0440	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1530	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0450	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1540	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0460	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1550	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0470	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1560	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0480	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1570	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0490	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1580	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0500	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1590	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0510	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1600	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0520	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1610	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0530	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1620	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0540	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1630	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0550	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1640	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0560	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1650	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0570	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1660	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0580	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1670	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0590	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1680	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0600	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1690	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0610	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1700	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0620	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1710	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0630	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1720	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0640	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1730	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0650	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1740	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0660	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1750	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0670	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1760	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0680	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1770	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0690	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1780	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0700	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1790	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0710	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1800	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0720	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1810	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0730	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1820	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0740	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1830	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0750	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1840	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0760	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1850	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0770	$ 3,037.48	$ 1,822.79	$ 4,860.27	02-25-27-4016-0001-1870	$ 3,037.48	$ 1,822.79	$ 4,860.27

Magic Reserve CDD								
Fiscal Year 2027 Assessment Roll								
ParcelID	O&M	Series 2016	Total Assessments		ParcelID	O&M	Series 2016	Total Assessments
02-25-27-4016-0001-0780	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1890	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0790	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1910	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0800	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1930	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0810	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1950	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0820	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1970	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0830	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-1990	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0840	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-2010	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0850	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-2030	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0860	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4016-0001-2050	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0870	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-092R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0880	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-094R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0890	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-096R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0900	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-098R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0910	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-100R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0930	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-102R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0950	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-104R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0970	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-106R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-0990	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-108R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-1010	$ 3,037.48	$ 1,822.79	$ 4,860.27		02-25-27-4018-0001-110R	$ 3,037.48	$ 1,822.79	$ 4,860.27
02-25-27-4016-0001-1030	$ 3,037.48	$ 1,822.79	$ 4,860.27			$ 592,308.60	$ 355,444.05	$ 947,752.65
02-25-27-4016-0001-1050	$ 3,037.48	$ 1,822.79	$ 4,860.27			$ 35,538.52	$ 21,326.64	$ 56,865.16
02-25-27-4016-0001-1070	$ 3,037.48	$ 1,822.79	$ 4,860.27			$ 556,770.08	$ 334,117.41	$ 890,887.49

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

Ratification of Payment Authorization Nos. 267-269

MAGIC RESERVE
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 267
5/1/2026

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
7BA85DEF-0123	OSCEOLA NEWS GAZETTE (MRCDD)	04/20/2026	Magic Reserve CDD		76.68
				Total:	**76.68**

Secretary / Asst. Secretary

Chair / Vice Chairman

MAGIC RESERVE
COMMUNITYDEVELOPMENTDISTRICT

Payment Authorization 268
5/15/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
1139503	AQUATIC WEED CONTROL, INC. (MRCDD)	05/01/2026	Magic Reserve CDD	115.00
4720	BOYD ENGINEERING, INC. (MRCDD)	05/07/2026	Magic Reserve CDD	130.00
81343	COBB COLE (MRCDD)	05/04/2026	Magic Reserve CDD	489.00
2026.05.11	Doris H Houck (MRCDD)	05/11/2026	Magic Reserve CDD	200.00
87052-051326	DUKE ENERGY (MRCDD)	05/13/2026	Magic Reserve CDD	4,101.37
441	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	05/11/2026	Magic Reserve CDD	7,123.83
442	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	05/11/2026	Magic Reserve CDD	73.51
443	MAGIC VILLAGE RESORT 2 HOA (MRCDD)	05/11/2026	Magic Reserve CDD	6,104.38
DM-05-2026-45	PFM Management Services LLC (MRCDD)	05/05/2026	Magic Reserve CDD	2,916.67
OE-EXP-05-2026-36	PFM Management Services LLC (MRCDD)	05/06/2026	Magic Reserve CDD	0.74
			Total:	**21,254.50**

Secretary / Asst. Secretary

Chair / Vice Chairman

MAGIC RESERVE
COMMUNITYDEVELOPMENTDISTRICT

Payment Authorization 269
5/22/2026

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
39953-052126	DUKE ENERGY (MRCDD)	05/21/2026	Magic Reserve CDD		1,476.87
7BA85DEF-0126	OSCEOLA NEWS GAZETTE (MRCDD)	05/13/2026	Magic Reserve CDD		65.88
8526	VGLOBALTECH (MRCDD)	05/02/2026	Magic Reserve CDD		125.00
				Total:	**1,667.75**

Secretary / Asst. Secretary

Chair / Vice Chairman

Magic Reserve Community Development District

Review of District Financial Statements

Magic Reserve CDD

June 2026 Financial Package

June 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 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 478,184.70				$ 478,184.70
Due From Other Funds	6,261.57				6,261.57
Prepaid Expenses	354.67				354.67
Deposits	2,995.00				2,995.00
Due From Other Funds		$ 22,870.50			22,870.50
Debt Service Reserve Series 2016		343,825.00			343,825.00
Revenue Series 2016		418,190.93			418,190.93
Prepayment Series 2016		848.10			848.10
Total Current Assets	$ 487,795.94	$ 785,734.53	$ -	$ -	$ 1,273,530.47
Investments					
Amount Available in Debt Service Funds				$ 762,864.03	$ 762,864.03
Amount To Be Provided				3,642,135.97	3,642,135.97
Total Investments	$ -	$ -	$ -	$ 4,405,000.00	$ 4,405,000.00
Total Assets	$ 487,795.94	$ 785,734.53	$ -	$ 4,405,000.00	$ 5,678,530.47
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 105,210.50				$ 105,210.50
Due To Other Funds		$ 6,261.57			6,261.57
Total Current Liabilities	$ 105,210.50	$ 6,261.57	$ -	$ -	$ 111,472.07
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 4,405,000.00	$ 4,405,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 4,405,000.00	$ 4,405,000.00
Total Liabilities	$ 105,210.50	$ 6,261.57	$ -	$ 4,405,000.00	$ 4,516,472.07
Net Assets					
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	388,458.94				388,458.94
Net Assets, Unrestricted		$ 763,408.99			763,408.99
Current Year Net Assets, Unrestricted		16,063.97			16,063.97
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	$ 382,585.44	$ 779,472.96	$ -	$ -	$ 1,162,058.40
Total Liabilities and Net Assets	$ 487,795.94	$ 785,734.53	$ -	$ 4,405,000.00	$ 5,678,530.47

Magic Reserve CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 568,453.66				$ 568,453.66
Land Lease Income	5,760.00				5,760.00
On-Roll Assessments		$ 338,647.51			338,647.51
Inter-Fund Group Transfers In		5,848.10			5,848.10
Inter-Fund Transfers In			$ (5,848.10)		(5,848.10)
Total Revenues	$ 574,213.66	$ 344,495.61	$ (5,848.10)	$ -	$ 912,861.17
Expenses					
Supervisor Fees	$ 800.00				$ 800.00
Public Officials Insurance	3,466.00				3,466.00
Trustee Services	4,238.17				4,238.17
Management	26,250.03				26,250.03
Engineering	4,997.45				4,997.45
Disclosure Agent	5,000.00				5,000.00
Property Appraiser	215.28				215.28
District Counsel	2,784.50				2,784.50
Assessment Administration	5,000.00				5,000.00
Audit	3,285.00				3,285.00
Arbitrage Calculation	500.00				500.00
Tax Preparation	6.42				6.42
Postage & Shipping	49.57				49.57
Legal Advertising	971.48				971.48
Web Site Maintenance	1,725.00				1,725.00
Dues, Licenses, and Fees	175.00				175.00
Irrigation	63,087.06				63,087.06
Property & Casualty	4,236.00				4,236.00
Other Insurance	500.00				500.00
Lake Maintenance	1,035.00				1,035.00
Landscaping Maintenance & Material	15,019.04				15,019.04
Tree Trimming	4,227.00				4,227.00
Streetlights	44,620.75				44,620.75
Principal Payment		$ 115,000.00			115,000.00
Interest Payments		231,031.26			231,031.26
Total Expenses	$ 192,188.75	$ 346,031.26	$ -	$ -	$ 538,220.01
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 12,194.03				$ 12,194.03
Interest Income		$ 17,599.62			17,599.62
Interest Income			$ 22.09		22.09
Total Other Revenues (Expenses) & Gains (Losses)	$ 12,194.03	$ 17,599.62	$ 22.09	$ -	$ 29,815.74
Change In Net Assets	$ 394,218.94	$ 16,063.97	$ (5,826.01)	$ -	$ 404,456.90
Net Assets At Beginning Of Year	$ (11,633.50)	$ 763,408.99	$ 5,826.01	$ -	$ 757,601.50
Net Assets At End Of Year	$ 382,585.44	$ 779,472.96	$ -	$ -	$ 1,162,058.40

Magic Reserve Community Development District
Budget to Actual
For the month ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 568,453.66	$ 421,897.50	$ 146,556.16	$ 562,530.00	101.05%
Interest Income	12,194.03	-	12,194.03	-	0.00%
Land Lease Income	5,760.00	-	5,760.00	-	0.00%
Net Revenues	**$ 586,407.69**	**$ 421,897.50**	**$ 164,510.19**	**$ 562,530.00**	**104.24%**
General & Administrative Expenses					
Supervisor Fees	$ 800.00	$ -	$ 800.00	$ -	0.00%
Trustee Services	4,238.17	3,150.00	1,088.17	4,200.00	100.91%
District Management Fees	26,250.03	26,250.00	0.03	35,000.00	75.00%
Engineering Fees	4,997.45	7,500.00	(2,502.55)	10,000.00	49.97%
Disclosure Agent	5,000.00	3,750.00	1,250.00	5,000.00	100.00%
Property Appraiser	215.28	243.75	(28.47)	325.00	66.24%
District Counsel	2,784.50	13,500.00	(10,715.50)	18,000.00	15.47%
Assessment Administration	5,000.00	3,750.00	1,250.00	5,000.00	100.00%
Re-Amortization Schedule	-	187.50	(187.50)	250.00	0.00%
Arbitrage	500.00	375.00	125.00	500.00	100.00%
Audit	3,285.00	2,625.00	660.00	3,500.00	93.86%
Legal Advertising	971.48	1,500.00	(528.52)	2,000.00	48.57%
Postage /Shipping	49.57	225.00	(175.43)	300.00	16.52%
Contingency	-	735.00	(735.00)	980.00	0.00%
Tax Preparation Fee	6.42	15.00	(8.58)	20.00	32.10%
Web Site Maintenance	1,725.00	2,025.00	(300.00)	2,700.00	63.89%
Dues, Licenses & Fees	175.00	131.25	43.75	175.00	100.00%
Irrigation	63,087.06	213,750.00	(150,662.94)	285,000.00	22.14%
Public Officials' Liability Insurance	3,466.00	2,887.50	578.50	3,850.00	90.03%
General Insurance	4,236.00	3,547.50	688.50	4,730.00	89.56%
Additional Insurance	500.00	375.00	125.00	500.00	100.00%
Lake Maintenance	1,035.00	3,000.00	(1,965.00)	4,000.00	25.88%
HOA Maintenance	-	37,500.00	(37,500.00)	50,000.00	0.00%
Landscaping Maintenance and Material	15,019.04	22,500.00	(7,480.96)	30,000.00	50.06%
Mulch	-	9,000.00	(9,000.00)	12,000.00	0.00%
Palm Pruning	4,227.00	3,375.00	852.00	4,500.00	93.93%
Streetlights	44,620.75	60,000.00	(15,379.25)	80,000.00	55.78%
Total General & Administrative Expenses	**$ 192,188.75**	**$ 421,897.50**	**$ (229,708.75)**	**$ 562,530.00**	**34.17%**
Total Expenses	**$ 192,188.75**	**$ 421,897.50**	**$ (229,708.75)**	**$ 562,530.00**	**34.17%**
Net Income (Loss)	**$ 394,218.94**	**$ -**	**$ 394,218.94**	**$ -**	

Magic Reserve Community Development District

Staff Reports

Magic Reserve Community Development District

District Manager

Project Completion Report Date: 07/09/2026

GENERAL INFORMATION

Property/Project Name	Magic Reserve
Completion Date	07/09/2026
Crew Name	Tre Riley

PROJECT REPORT

Project Name	Mowing of magic reserve

Task Description #1

Today we arrived onsite and located the pond and long strip of vegetation along the side of the street. We used the zero turn scag and bush hog to cut around the pond and all down the tree line on the side of the street. We used a weedeater to touch up the walls and the curb. We did notice because of all the overgrown vegetation on the street side, it has grown through the cracks of the curbs onto and into the cracks on the street.

Picture #1

Picture #2

Picture #3

Picture #4

Picture 1

Picture 2

Picture 1

Picture 2

Picture 1

Picture 2

Picture 2

Recommendation 1 Picture

Recommendation 2 Picture

Project Name Pt 2

Task Description #1

Picture #1

Picture #2

Picture 1

Picture 2

Picture 1

Picture 2

Picture 1

Picture 2

Picture 1

Picture 2

Recommendation 1 Picture

PROJECT APPROVAL

Signature (if applicable)