

Magic Reserve Community Development District

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www.magicreservecdd.com

The following is the agenda for the Board of Supervisors' Meetings for the **Magic Reserve Community Development District ("District")**, scheduled to begin at **10:00 a.m. on November 2, 2026, at 7430 Brooklyn Dr., Kissimmee, FL 34747**. If you have questions or comments on the Board Meeting, please contact the District Manager's office at (407) 723-5900. A quorum consisting of at least three of the five Board Members will be confirmed prior to the start of the Board Meeting.

For those unable to attend in person, you may participate by telephone:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order / Roll Call
- Public Comment Period
- 1. **Consideration of Resolution 2027-01, Canvassing and Certifying the Results of the Landowners' Election**
- 2. **Consideration of Resolution 2027-02, Election of Officers**
- 3. **Consideration of Resolution 2027-03, Adopting a Records Retention Policy**
- 4. **Consideration of the Minutes of the:**
 - **September 21, 2026 Special Board Of Supervisors Meeting**
 - **October 5, 2026, Board of Supervisors Meeting**
- 5. **Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form**

General Business Matters

- 6. **Consideration of Bush Hogging Proposal along Reedy Creek Blvd. Tract B1**
- 7. **Consideration of Bush Hogging Proposal along Reedy Creek Blvd. Tract D2**
- 8. **Consideration of Cover Agreement for Clean up Along Reedy Creek Blvd. *(provided under separate cover)***
- 9. **Update of Backflow Prevention Repair at Reedy Creek (Tract D2)**
- 10. **Ratification of Payment Authorization Nos. 281-283**

Other Business

- **Staff Reports**
 - District Counsel
 - District Engineer
 - District Manager
 - Update Regarding Irrigation Invoices
 - Next Meeting: December 7, 2026
- Audience Comments
- Supervisors Requests

Adjournment



Magic Reserve Community Development District

**Consideration of Resolution 2027-01,
Canvassing and Certifying the Results of the
Landowners' Election**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the MAGIC RESERVE Community Development District (hereinafter, the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 2, 2026, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 3	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF NOVEMBER, 2026.

**MAGIC RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairperson



Magic Reserve Community Development District

**Consideration of Resolution 2027-02,
Election of Officers**

RESOLUTION 2027-02

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

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

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

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

- Section 1. _____ is elected Chairman.
- Section 2. _____ is elected Vice Chairman.
- Section 3. Jane Gaarlandt is elected Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 _____ is elected Assistant Secretary.
 Gazmin Kerr is elected Assistant Secretary.
- Section 4. Jennifer Glasgow is elected Treasurer.
- Section 5. Amanda Lane is elected as Assistant Treasurer.
 Rick Montejano is elected as Assistant Treasurer.
 Verona Griffith is elected as Assistant Treasurer.
 Amy Champagne is elected as Assistant Treasurer.
- Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF NOVEMBER, 2026.

ATTEST:

**MAGIC RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice-Chairman



Magic Reserve Community Development District

**Consideration of Resolution 2027-03, Adopting
a Records Retention Policy**

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; 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

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.



Magic Reserve Community Development District

Consideration of the Minutes of the:

- **September 21, 2026, Special Board Of Supervisors Meeting**
- **October 5, 2026, Board of Supervisors Meeting**

**MINUTES OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING
Monday, September 21, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

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

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Kelsey Hansen-Walter	Cobb Cole	(via phone)
Steve Boyd	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 10:03 a.m. Roll call was taken.

Public Comment Period

There were no members of the public present.

**Consideration of the Minutes of
the August 3, 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 August 3, 2026, Board of Supervisors' Meeting and Auditor Selection Committee Meeting.

Ratification of FY27 Insurance Renewal Proposal

Ms. Gaarlandt noted there were no changes to the current insurance in place.

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 FY27 Insurance Renewal Proposal.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the FY 2026 Auditor Engagement Letter with Grau & Associates

The Board reviewed the FY 2026 Auditor Engagement Letter with Grau & Associates. Ms. Gaarlandt noted this was a standard engagement letter.

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 FY 2026 Auditor Engagement Letter with Grau & Associates.

Ratification of Payment Authorization Nos. 270 - 277

The Board reviewed the Payment Authorizations.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 270 - 277.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through August 2026.

Ms. Gaarlandt noted the District is just under \$230,000.00.

There was discussion regarding irrigation concerns and past due irrigation invoices.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

Ms. Gaarlandt asked Mr. Boyd if he could confirm if the backflow prevention was the District's responsibility. Mr. Boyd stated that he did not have an update at this time and he would follow up with District staff when he received an update.

District Manager – Ms. Gaarlandt requested an update on the code violation. Ms. Kerr confirmed communication with the code enforcement officer for an update and confirmation of maintenance responsibility of the areas included in the violation.

Audience Comments

There were no audience comments.

Supervisors Requests

Ms. Houck confirmed the Landowners' election on November 2, 2026.

Ms. Gaarlandt noted the next meeting was scheduled for October. The Board agreed to keep the meeting on the schedule.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the September 21, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:28 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
MAGIC RESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, October 5, 2026, at 10:00 a.m.
7430 Brooklyn Dr.
Kissimmee, FL 34747**

Board Members in attendance:

Doris Houck	Chairperson
Nayara Longaray	Vice Chairperson
Sue Legentil	Assistant Secretary
Frederico Gontijo	Assistant Secretary (joined at 10:04 a.m.)

Also Present:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)
Kelsey Hanson-Walter	Cobb Cole	(via phone)
Steve Boyd	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 September 21, 2026 Board of
Supervisor's Meeting**

This item was deferred.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of Bush Hogging
Proposal along Reedy Creek Blvd**

Ms. Gaarlandt reviewed the proposal with the Board. She noted after this work is completed we can ask our current vendor to add this area into our regular maintenance moving forward.

Ms. Gaarlandt noted the proposal was received months ago, and asked the board for approval of a not-to-exceed amount of \$3,000 to allow for a price increase. Ms. Gaarlandt confirmed with Ms. Ryan that the proposal amount was still in line with the budget.

On motion, by Ms. Longaray, seconded by Ms. Houck, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved a not-to-exceed amount of \$3,000.00 for Bush Hogging along Reedy Creek Blvd.

Mr. Gontijo joined the meeting at 10:04 a.m.

**Consideration of Backflow
Prevention Repair Proposal at
Reedy Creek (Tract D2)**

Ms. Gaarlandt noted this has been confirmed being a District responsibility and the District has received notification that the water will be shut off on October 12, 2026.

Mr. Gontijo noted that he may have a company that can complete the repair.

Mr. Boyd noted that he spoke to a Wayne Automatic Fire Sprinklers' representative and the device is custom and will need to be ordered, which might be an issue for completion within the deadline. He recommended moving forward with the quote due to the timeline.

Ms. Gaarlandt asked Mr. Boyd if the original proposal was still valid. Mr. Boyd noted that Wayne Automatic Fire Sprinklers' did not indicate the quote was no longer valid.

Mr. Gontijo suggested calling TOHO to explain the situation and ask for an extension on shutting off the water.

On motion, by Ms. Longaray, seconded by Ms. Legentil, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District approved repair proposal at Reedy Creek (Tract D2) with Wayne Automatic Fire Sprinklers.

**Ratification of Payment
Authorization Nos. 278-279**

The Board reviewed the Payment Authorization.

On motion by Ms. Houck, seconded by Ms. Longaray, with all in favor, the Board of Supervisors for the Magic Reserve Community Development District ratified Payment Authorizations Nos. 278-279.

Review of District Financial Statements

Ms. Gaarlandt stated the financials are for information only.

The Board reviewed the financial statements through September 2026.

Ms. Ryan noted there is no anticipation of going over budget.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Gaarlandt discussed the high irrigation invoices with the Board.

Ms. Longaray stated the invoices seem to be in line with the bills received around the same time period last year.

There was discussion regarding possible leaks or work being done by the HOA.

Ms. Gaarlandt noted those expenses have to be kept separate from the CDD expenses.

Mr. Gontijo suggested contacting the HOA and request a weekly verification of the meter reading.

Ms. Gaarlandt noted that Paradise Lawns should be doing irrigation checks.

Ms. Gaarlandt asked Ms. Ryan to review the bills to see if water usage was reflected on the water bills.

Mr. Watts suggested monitoring the meter for the next several months.

Mr. Boyd noted when the irrigation is not running and the meter shows a flow, that indicates there is a leak.

Ms. Ryan noted the bill from TOHO does show the actual water usage.

There was brief discussion regarding meeting with the HOA to discuss resolutions.

Ms. Gaarlandt asked Ms. Ryan if there will be room in the budget to cover the large bills. Ms. Ryan noted that the first two bills will be paid but the District needs to ensure the high bills do not continue.

Ms. Longaray asked about charging rent for the Guardhouse. Ms. Gaarlandt noted the maintenance of the guardhouse, and the entrance is under developer control.

Mr. Watts noted that the District can charge rent for the Guardhouse; however, leasing part of the property can result in that part of the parcel becoming taxable and there are ways to include it in the maintenance agreement.

Ms. Kerr noted that after speaking with code enforcement, she stated the area has not been maintained correctly. Her verbiage stated repairs was now needed; however, it was unclear what the repairs entailed. Code enforcement stated if this is not remedied, this will go before the Board in November.

Ms. Gaarlandt noted that once the bush hogging has been completed, the area will be able to be regularly maintained.

Audience Comments

There were no audience comments.

Supervisors Requests

There were no supervisor requests.

FOURTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Houck, seconded by Ms. Legentil, with all in favor, the October 5, 2026, Meeting of the Board of Supervisors for the Magic Reserve Community Development District was adjourned at 10:39 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman



Magic Reserve Community Development District

Review and Acceptance of the Fiscal Year 2026 Goals, Objectives and Annual Reporting Form

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

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

October 1, 2025 – September 30, 2026

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: An inspection will be performed as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: 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

**Consideration of Bush Hogging Proposal
along Reedy Creek Blvd. Tract B1**

Date
10/21/26



Proposal #
3019

Landscape Installation Proposal

Property Name: Magic Village Views

Contact Information: Gazmin Kerr

Service Address: Same

Submitted By: Tyler Roberts
321-448-6050
Troberts@paradiselawnsfl.com

Billing Address: Same

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Scope includes clearing tract B-1 of all overgrowth.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Clean-Up			Tract B-1		70	HR	\$55.00	\$3,850.00
Arbor Care					10	HR	\$65.00	\$650.00
			Bush hog		1	EA	\$400.00	\$400.00
Disposal of Debris					1	EA	\$700.00	\$700.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$5,600.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Total: \$ 5,600.00



TR-2026-2995
3019

Landscape Installation Proposal

Wednesday, October 21, 2026

Property Name: Magic Village Views

Contact Information: Gazmin Kerr

Service Address: Same

Submitted By: Tyler Roberts
321-448-6050
Troberts@paradiselawnsfl.com

Billing Address: Same

Terms of Contract :

Contracted Amount \$ 5,600.00
50% Deposit Required \$ 2,800.00 starting _____
Amount of: \$ 2,800.00 will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to install the listed material and will perform the services as specified on the proposal page. The length of this agreement is for (30) days from the executed date and will automatically be billed upon completion. Either party may terminate services with a 30 day written notice prior to work beginning. All open balances are considered due should either party terminate the contract. Any litigation costs are at the expense of each party. Paradise is insured for workman's compensation, general liability and automobile liability. Certificates of insurance are available upon request. Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God. Should any changes be needed please contact us at (877) 282-6611. The attached prices are not subject to change unless both parties agree upon the set amount. Fuel surcharges are enforced should Paradise incur such costs. Paradise uses www.fuelgaugereport.aaa.com to calculate the cost and the invoice will indicate the percentage billed.

Conditions: Any additional trips to the site caused by the customer for reasons uncontrolled by Paradise Lawns & Landscaping will result in a \$85.00 trip charge per event. Any changes made to the Scope of Work will result in additional charges to the purchaser. Transplanted plant material is not covered under any warranty. All material is guaranteed to be as specified on the proposal. Any plant changes or substitutions are an additional cost to the purchaser. All plant material must be watered daily or until the plant acclimates which usually happens in 4-6 weeks. Paradise is not responsible for additional water requirements outside of our initial installation. Paradise is a State Certified Irrigation Contractor and can be hired for additional fees unless noted in the above stated scope of work. Any repairs related to landscape installation will be billed on a time and materials bases. All work is to be completed in a professional manner according to standard Horticulture practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Paradise is not responsible for any unmarked underground utilities, any repair costs are at the expense of the owner.

Terms: Payment must be received once the job is completed, unless other arrangements are made. If payment is more than 5 days past its due date, a 2% penalty will be imposed every day after the projected date. Any delinquencies over 30 days are subject to a 5% penalty per month.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Paradise Lawns & Landscaping is authorized to do the work as specified. Paradise or

Date _____

Date _____

Authorizing Agent (Title)



Magic Reserve Community Development District

**Consideration of Bush Hogging
Proposal along Reedy Creek Blvd.
Tract D2**

Date
10/28/26



Proposal #
3020

Landscape Installation Proposal

Property Name: Magic Village Views

Contact Information: Gazmin Kerr

Service Address: Same

Submitted By: Tyler Roberts
321-448-6050
Troberts@paradiselawnsfl.com

Billing Address: Same

Description of Work: This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Scope includes clearing tract D-2 of all overgrowth, lifting tree canopies.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Clean-Up			Tract D-2		80	HR	\$55.00	\$4,400.00
Arbor Care					20	HR	\$65.00	\$1,300.00
								\$0.00
Disposal of Debris					1	EA	\$700.00	\$700.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$6,400.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00
								\$0.00

Sub Total: \$0.00

Total: \$ 6,400.00



TR-2026-2995
3020

Landscape Installation Proposal

Wednesday, October 28, 2026

Property Name: Magic Village Views

Contact Information: Gazmin Kerr

Service Address: Same

Submitted By: Tyler Roberts
321-448-6050
Troberts@paradiselawnsfl.com

Billing Address: Same

Terms of Contract :

Contracted Amount \$ 6,400.00
50% Deposit Required \$ 3,200.00 starting _____
Amount of: \$ 3,200.00 will be invoiced for the first month to coincide with services rendered.

Paradise Lawns & Landscaping, Inc. agrees to install the listed material and will perform the services as specified on the proposal page. The length of this agreement is for (30) days from the executed date and will automatically be billed upon completion. Either party may terminate services with a 30 day written notice prior to work beginning. All open balances are considered due should either party terminate the contract. Any litigation costs are at the expense of each party. Paradise is insured for workman's compensation, general liability and automobile liability. Certificates of insurance are available upon request. Paradise Lawns & Landscaping, Inc. assumes no responsibility for damages beyond our control or acts of God. Should any changes be needed please contact us at (877) 282-6611. The attached prices are not subject to change unless both parties agree upon the set amount. Fuel surcharges are enforced should Paradise incur such costs. Paradise uses www.fuelgaugereport.aaa.com to calculate the cost and the invoice will indicate the percentage billed.

Conditions: Any additional trips to the site caused by the customer for reasons uncontrolled by Paradise Lawns & Landscaping will result in a \$85.00 trip charge per event. Any changes made to the Scope of Work will result in additional charges to the purchaser. Transplanted plant material is not covered under any warranty. All material is guaranteed to be as specified on the proposal. Any plant changes or substitutions are an additional cost to the purchaser. All plant material must be watered daily or until the plant acclimates which usually happens in 4-6 weeks. Paradise is not responsible for additional water requirements outside of our initial installation. Paradise is a State Certified Irrigation Contractor and can be hired for additional fees unless noted in the above stated scope of work. Any repairs related to landscape installation will be billed on a time and materials bases. All work is to be completed in a professional manner according to standard Horticulture practices. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Paradise is not responsible for any unmarked underground utilities, any repair costs are at the expense of the owner.

Terms: Payment must be received once the job is completed, unless other arrangements are made. If payment is more than 5 days past its due date, a 2% penalty will be imposed every day after the projected date. Any delinquencies over 30 days are subject to a 5% penalty per month.

Acceptance of Proposal: The above prices, specifications, method of payment, conditions and terms of payment are satisfactory and hereby accepted. Paradise Lawns & Landscaping is authorized to do the work as specified. Paradise or

Date _____

Authorized Approver (Print)

Date _____

Authorized Approver (Signature)

Authorizing Agent (Title)



Magic Reserve Community Development District

**Consideration of Cover Agreement for Clean
up Along Reedy Creek Blvd.**

(provided under separate cover)



Magic Reserve Community Development District

**Update of Backflow Prevention Repair at
Reedy Creek (Tract D2)**



Magic Reserve Community Development District

**Ratification of Payment Authorization
Nos. 281-283**

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 281
9/18/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
87151	COBB COLE (MRCDD)	09/02/2026	Magic Reserve CDD	225.00
87052-091426	DUKE ENERGY (MRCDD)	09/14/2026	Magic Reserve CDD	4,293.24
OE-EXP-09-2026-23	PFM Management Services LLC (MRCDD)	09/17/2026	Magic Reserve CDD	2.34
Total:				4,520.58

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 282
9/25/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
2026.09.21	Doris H Houck (MRCDD)	09/21/2026	Magic Reserve CDD	200.00
39953-092326	DUKE ENERGY (MRCDD)	09/23/2026	Magic Reserve CDD	1,470.74
33825	EGIS INSURANCE (MRCDD)	09/09/2026	Magic Reserve CDD	8,780.00
7BA85DEF-0144	OSCEOLA NEWS GAZETTE (MRCDD)	09/10/2026	Magic Reserve CDD	79.77
8921	VGLOBALTECH (MRCDD)	09/02/2026	Magic Reserve CDD	125.00
Total:				10,655.51

Secretary / Asst. Secretary


Chair / Vice Chairman

**MAGIC RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 283
10/2/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
04905	BOYD ENGINEERING, INC. (MRCDD)	09/30/2026	Magic Reserve CDD	273.00
DM-09-2026-46	PFM Management Services LLC (MRCDD)	09/01/2026	Magic Reserve CDD	2,916.63
Total:				3,189.63

Secretary / Asst. Secretary



Chair / Vice Chairman