



**REAGAN LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
MARCH 11, 2026
9:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.reaganlandingcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
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AGENDA
REAGAN LANDING
COMMUNITY DEVELOPMENT DISTRICT
Del Webb Catalina Sales Center
4844 Starlight Beach Lane
Lakewood Ranch, Florida 34211
REGULAR BOARD MEETING
March 11, 2026
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to the Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 11, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-06 – Adopting Supplemental Assessment Resolution.....Page 5
 - 2. Consider Approval of Notice of Assessments.....Page 52
 - 3. Consider Approval of Disclosure of Public Financing.....Page 57
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-03-02

Subcategory
Miscellaneous Notices

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING

The Board of Supervisors (Board) for the Reagan Landing Community Development District (District) will hold a Regular Board Meeting as follows:

DATE: March 11, 2026

TIME: 9:00 a.m.

LOCATION: Del Webb Catalina Sales Center

4844 Starlight Beach Lane

Lakewood Ranch, Florida 34211

The purpose of the Regular Board Meeting of the District is for the Board to consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, (561) 630-4922 (District Managers Office), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress to a date, time certain, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michelle Krizen

District Manager

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

www.reaganlandingcdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 03/02/26#12108284

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2026**

A. CALL TO ORDER

The February 11, 2026, Regular Board Meeting of the Reagan Landing Community Development District (the “District”) was called to order at 9:00 a.m. in the Del Webb Catalina Sales Center located at 4844 Starlight Beach Lane, Lakewood Ranch, Florida 34211.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald Tribune* on February 3, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman Christopher Pereira, Vice Chairman Steve Platke and Supervisors Phyllis Wilson and Daniel Gomez.

Also in attendance were District Manager Michelle Krizen of Special District Services, Inc.; District Counsel Alyssa Willson of Kutak Rock; and Bond Counsel Steve Sanford (via phone).

Also present were Naomi Robertson and Scott Brooks (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There was a consensus of the Board to add a review of the engineer’s report to the agenda prior to the methodology.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. January 14, 2026, Public Hearings & Regular Board Meeting

A **motion** was made by Mr. Pereira, seconded by Mr. Platke and passed unanimously approving the minutes of the January 14, 2026, Public Hearings & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Consider Notice of Master Special Assessment Lien

A **motion** was made by Mr. Pereira, seconded by Mr. Platke and passed unanimously approving the Notice of Master Special Assessment Lien, as presented.

2. Engineer’s Report

The Engineer's Report dated October 2025 was previously approved by the Board. There have been no further updates or changes.

H. NEW BUSINESS

1. Consider Phase 1 Master Special Assessment Methodology Report

Mr. Candela presented the report and noted that this report would be re-presented after the bonds have been priced to reflect the actual numbers. Table A is information directly from the engineer's report. Table B shows the bond sizing; Tables C and D show allocation of costs and debt. Table E is the calculated annual debt service; and Table F allocates the debt by product type.

A **motion** was made by Mr. Pereira, seconded by Mr. Platke and passed unanimously approving the Phase 1 Master Special Assessment Methodology Report, as presented.

2. Consider Resolution No. 2026-05 – Delegation Resolution

Resolution No. 2026-05 was presented, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE "BOARD") OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$5,000,000 REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2026 (2026 PROJECT AREA) (THE "BONDS") TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; AUTHORIZING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL TRUST INDENTURE GOVERNING THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL

**THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE,
SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR
SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

A **motion** was made by Mr. Pereira, seconded by Mr. Platke and passed unanimously adopting Resolution No. 2026-05, as presented.

I. ADMINISTRATIVE MATTERS

The Board was advised that the next meeting was scheduled for March 11, 2026.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Pereira made a **motion**, seconded by Mr. Platke and passed unanimously adjourning the meeting at 9:34 a.m.

Chairperson

Secretary

RESOLUTION 2026-06

**SUPPLEMENTAL ASSESSMENT RESOLUTION
SERIES 2026 (2026 PROJECT AREA)**

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2026 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2026 BONDS; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES 2026 BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Reagan Landing Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2026-04, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2026-04, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on February 19, 2026, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$3,425,000 Reagan Landing Community Development District Special Assessment Bonds, Series 2026 (2026 Project Area) (the "**Series 2026 Bonds**"); and

WHEREAS, pursuant to and consistent with Resolution 2026-04, the District desires to set forth the particular terms of the sale of the Series 2026 Bonds and confirm the levy of special assessments securing the Series 2026 Bonds (the "**Series 2026 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2026-04.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board of Supervisors of the Reagan Landing Community Development District hereby finds and determines as follows:

(a) On January 14, 2026, the District, after due notice and public hearing, adopted Resolution 2026-04, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District’s infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Master Report of District Engineer*, dated October 2025, prepared by the District Engineer, Heidt Design, LLC, and attached to this Resolution as **Exhibit A** (the “**Engineer’s Report**”), identifies and describes the capital improvement plan (the “**Phase 1 Project**”). The District presently intends to undertake the planning, design, acquisition, construction, and installation of infrastructure improvements for 2026 Project Area of the Master Project (the “**Series 2026 Project**”) as identified and described in the Engineer’s Report, and finance such Series 2026 Project in part with its Series 2026 Bonds. The Engineer’s Report sets forth the costs of the Series 2026 Project as \$9,814,841.66. The District hereby confirms that the Series 2026 Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Series 2026 Bonds is hereby ratified.

(c) The *Phase 1 First Supplemental Special Assessment Methodology Report*, dated February 19, 2026, attached to this Resolution as **Exhibit B** (the “**Supplemental Assessment Report**”), applies the adopted *Phase 1 Master Special Assessment Methodology Report*, dated December 10, 2025, and approved by Resolution 2026-04 on January 14, 2026 (the “**Master Assessment Report**”), to the Series 2026 Project and the actual terms of the Series 2026 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bonds.

(d) Subject to the terms of Exhibit A and Exhibit B, the Series 2026 Project specially benefits certain developable acreage in the District (“**2025 Assessment Area**”), as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2026 Project financed with the Series 2026 Bonds to the specially benefitted properties within the District as set forth in Resolution 2026-04 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2026 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2026 BONDS. As provided in Resolution 2026-04, this Resolution is intended to set forth the terms of the Series 2026 Bonds and the final amount of the lien of the Series 2026 Assessments securing those bonds. The Series 2026 Bonds, in an aggregate par amount of \$3,425,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series 2026 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2026 Bonds is set forth on **Exhibit E** attached hereto. The lien of the Series 2026 Assessments securing the Series 2026 Bonds on those certain developable land within the District, as such land is described in **Exhibit B**, shall be the principal amount due on the Series 2026 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING THE SERIES 2026 ASSESSMENTS SECURING THE SERIES 2026 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2026 Assessments securing the Series 2026 Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2026 Bonds. The estimated costs of collection of the Series 2026 Assessments for the Series 2026 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2026 Assessments securing the Series 2026 Bonds includes certain developable acreage within the District, as further provided in the Series 2026 Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage. To the extent that land is added to the District and made subject to the master assessment lien described in the Master Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for a public hearing on reallocation, determine such land to be benefitted by the Series 2026 Project and reallocate the Series 2026 Assessments securing the Series 2026 Bonds in order to impose Series 2026 Assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated February 1, 2026, and the *First Supplemental Trust Indenture*, dated February 1, 2026, the District shall for Fiscal Year 2025/2026, begin annual collection of Series 2026 Assessments for the Series 2026 Bonds debt service payments using the methods available to it by law. Beginning with the first debt service payment on May 1, 2026, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the Series 2026 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Manatee County and other Florida law. The District’s Board each year shall adopt a resolution addressing the manner in which the Series 2026 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2026 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2026 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS. The terms of Resolution 2026-04 addressing True-Up Payments, as defined therein and as described in more detail in the Supplemental Assessment Report, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2026 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s Improvement Lien Book. The Series 2026 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels 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 7. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a Notice of Series 2026 Assessments securing the Series 2026 Bonds in the Official Records of Manatee County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2026-04, which remains in full force and effect. This Resolution and Resolution 2026-04 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed. Notwithstanding the foregoing, the following terms used in the various documents approved pursuant to this Resolution “2026 Project Area” and “Phase 1 Assessment Area” are synonymous and the terms “2026 Project” and “Phase 1 Project” are also synonymous.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED and **ADOPTED**, this 11th day of March, 2026.

ATTEST:

**REAGAN LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice-Chair, Board of Supervisors

Exhibit A: *Master Report of District Engineer, dated October 2025*

Exhibit B: *Phase 1 First Supplemental Special Assessment Methodology Report, dated February 19, 2026*

Exhibit C: Maturities and Coupon of Series 2026 Bonds

Exhibit D: Sources and Uses of Funds for Series 2026 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2026 Bonds

EXHIBIT A

Master Report of District Engineer,
dated October 2025

Reagan Landing
Community Development District

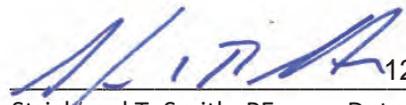
Master Report of District Engineer

Prepared for:
Board of Supervisors of the
Reagan Landing Community Development District

Prepared by:

Heidt Design, LLC

October 2025


12/05/2025
Strickland T. Smith, PE Date
District Engineer
Florida Registration #50652

1.0 Introduction

Reagan Landing (the “Development”) is a master planned community located in Manatee County near the intersection of Upper Manatee River Road and Rye Road. See Exhibit A - Location Map. There are two main access points to the community, one from Upper Manatee River Road on the north side and one on the south side on Rye Road. The Development is 222.93 acres in size and is zoned Planned Development Residential (PDR). The Development will consist of single-family residential units, an amenity center, and various open spaces for resident use. The PDR approval allows for a maximum of 500 units. The current approved Final Site Plan includes 430 units (Phase 1 – 148 Units).

The Reagan Landing Community Development District (“District”), a local unit of special purpose government, was established by Manatee County Ordinance 25-53 effective on November 7, 2025, for the purpose of constructing and/or acquiring, maintaining and operating all or a portion of the public improvements and community facilities within the District. The District boundary encompasses Phase 1 of the Development and includes 98.30 ac. See Exhibit B – Phase I Legal Description. Phases II and III of the Development are anticipated as a potential future expansion parcel within the boundaries of the District that includes 124.63 ac. See Exhibit C – Future Expansion Legal Description. The initial county ordinance does not include the expansion parcel.

The purpose of this Engineers Report (the “Report”) is to provide a description of the improvements that may be financed by the District (“the Capital Improvement Plan” or “CIP”). Public infrastructure and land improvements needed to serve the District include construction of offsite turn lanes on Upper Manatee River Road and Rye Road, mass grading (excluding private lots), surface water management, gravity sewer system including one (1) sewage pump station and associated force main, and potable water distribution system. If the District is not expanded the CIP will equal \$9,814,841.66.

This Report reflects the District’s present intentions. The implementation and completion of any improvement outlined in this Report requires final approval by the District’s Board of Supervisors, including the awarding of contracts for the construction of the improvements when the District is performing the work. Cost estimates contained in this Report have been prepared based on the best available information. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the CIP described and the contingency costs included are reasonable.

2.0 Infrastructure Improvements

The CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. The required improvements included in the CIP are more specifically described below.

2.1 Offsite Roadways

The District presently intends to provide funding for the offsite roadway improvements required to support the District. Left and right turn lanes are required to be constructed on Upper Manatee River Road and Rye Road at the project entrances. These improvements will be owned and maintained by Manatee County. Local roadways within the development are private and will be owned and maintained

by the Reagan Landing Homeowners Association. Any impact fees for offsite can be financed by the District.

2.2 Sanitary Sewer Collection System

The District will finance the sanitary sewer collection system for the District. The sanitary sewer system consists of one (1) lift station and the associated gravity sewer needed to serve the District. An 8" force main will run from the onsite lift station to the existing force main on Rye Road. Upon completion of the sanitary sewer construction, the system will be owned and maintained by Manatee County Utilities. See Appendix D, Master Utility Exhibit, for a graphic representation of the master sewer system.

2.3 Water Distribution System

The District will finance the water distribution system for the Development. The system will consist of a series of water distribution mains to serve the residential units with potable water. The onsite water mains will connect to existing water mains within Upper Manatee River Road and Rye Road. The water distribution system will be owned and maintained by Manatee County Utilities. See Appendix D, Master Utility Exhibit, for a graphic representation of the master water system.

2.4 Stormwater Management System

A comprehensive system of surface water management ponds, consisting primarily of wet detention ponds, are proposed to manage the water quality and quantity impacts associated with the District. These ponds will provide water quality treatment and stormwater runoff attenuation, designed in accordance with the Southwest Florida Water Management District's (SWFWMD) Basis of Review and the Manatee County Land Development Code and Stormwater Technical Manual. Additionally, these ponds will provide 100-year flood control, conveyance of stormwater through and around the District and for the ongoing function of the onsite natural wetland systems.

Material excavated from surface water management ponds and/or floodplain management ponds is anticipated to remain within the Development for use in road subbase, perimeter berms, and site grading. However, any grading in connection with the preparation of pads for private home sites or on other private property within the Development including the private roads will not be funded by the District. Any material excavated from ponds or mitigation areas constructed on lands owned by the District shall only be used for improvements within the CIP. Upon completion of the stormwater management system, it will be owned and maintained by the District.

2.8 Professional Services

Professional Fees include civil engineering costs for site design, permitting, inspection, and master planning, survey costs for construction staking and as-built drawings (for CIP related improvements only) as well as preparation of preliminary and final plats, geotechnical costs for pre-design soil borings, underdrain analyses and construction inspection, and architectural costs for landscape and recreation design. Also included in this category are fees associated with environmental consultation and permitting, and any other miscellaneous professional fees.

3.0 Ownership and Maintenance

Ownership and maintenance of the improvements is generally anticipated as set forth in Exhibit E.

It is anticipated that, in addition to the annual non-ad valorem assessments to be levied and collected by the District to pay debt service on its bonds, the District should levy and collect an annual "Maintenance Assessment" to be determined, assessed, and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

4.0 Permit Status

The required infrastructure improvements for the construction of the District are contained in the Preliminary Site Plan/Final Site Plan/Preliminary Plat and Construction Plans for the project. These plans have been approved by Manatee County and the Southwest Florida Water Management District (SWFWMD) and Manatee County. Additionally, water and sewer permits from the Florida Department of Environmental Protection have been obtained. The status of all required permits can be found in Exhibit F.

5.0 Estimated Capital Improvement Costs

The Engineers Estimate of Probable Cost of the CIP is set forth in Exhibit G at the end of this report.

6.0 Engineer's Opinion

It is my professional opinion that the summary of costs listed in Exhibit G is enough to complete the construction of the items intended.

It is my professional opinion that the infrastructure costs associated herein for the total improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District equal to or in excess of the costs thereof. All infrastructure costs are public improvements or community facilities as set forth in Sections 190.012(1) and (2) of the Florida Statutes.

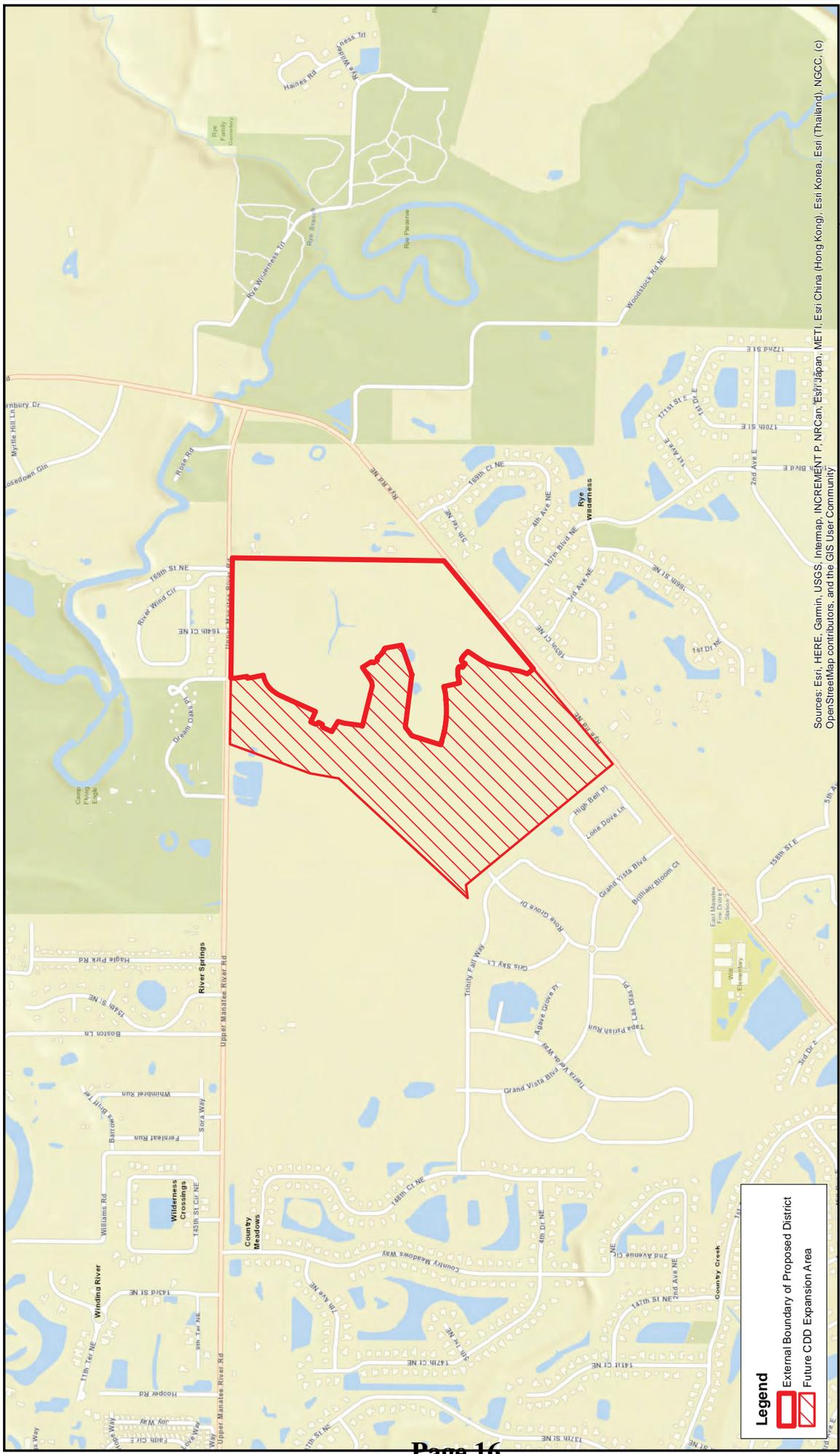
The estimate of infrastructure construction costs is only an estimate and not a guaranteed maximum price. The estimated cost is based on current unit prices for ongoing and comparable items of work in Manatee County and quantities as represented on construction plans.

The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meet their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed to providing the cost data

included in this report are reputable entities in the Manatee County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the CIP, and that is not used as part of the CIP, such fill will only be addressed at the expense of the developer. The District will pay the lesser of the cost of the components of the CIP or the fair market value.



Legend

- External Boundary of Proposed District
- Future CDD Expansion Area

Reagan Landing CDD
Location Map - Exhibit A

0 1,000 2,000 Feet

Source: HEIDT Design, Geobase
 Imagery © Esri 2024. All rights reserved. Imagery and data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and does not constitute a warranty of accuracy or any other representation or guarantee.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri/Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Exhibit B

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W., a distance of 1311.93 feet; thence departing said North boundary, S.00°27'35"W., a distance of 53.62 feet to a point on the Southerly Maintained Right of Way of Upper Manatee River Road for a POINT OF BEGINNING; thence continue S.00°51'06"W., a distance of 2348.20 feet to the Northwesterly Maintained Right of Way of Rye Road NE; thence along said Northwesterly Maintained Right of Way, S.50°15'27"W., a distance of 1557.19 feet; thence departing said Northwesterly Maintained Right of Way, N.39°44'33"W., a distance of 90.58 feet; thence N.24°53'50"E., a distance of 33.96 feet; thence N.15°46'36"E., a distance of 54.02 feet; thence N.12°08'24"E., a distance of 65.40 feet; thence N.12°28'21"E., a distance of 226.00 feet; thence N.15°18'52"E., a distance of 51.36 feet; thence N.22°29'18"E., a distance of 51.39 feet; thence N.29°41'25"E., a distance of 51.34 feet; thence N.33°47'52"E., a distance of 179.11 feet; thence N.39°30'17"W., a distance of 4.93 feet; thence Northwesterly, 102.80 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing N.49°19'18"W., 102.30 feet); thence Westerly, 37.99 feet along the arc of a compound curve to the left having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing S.77°19'46"W., 34.44 feet); thence S.33°47'52"W., a distance of 38.30 feet; thence N.56°12'08"W., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 22.96 feet; thence Northerly, 47.90 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing N.21°05'27"W., 40.90 feet); thence Westerly, 93.10 feet along the arc of a compound curve to the left having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing S.88°46'44"W., 92.01 feet); thence Westerly, 81.11 feet along the arc of a reverse curve to the right having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing S.75°15'31"W., 81.10 feet); thence N.13°01'12"W., a distance of 179.99 feet; thence S.78°29'36"W., a distance of 61.73 feet; thence S.81°30'54"W., a distance of 61.73 feet; thence S.84°32'18"W., a distance of 61.73 feet; thence S.87°33'43"W., a distance of 61.73 feet; thence N.89°24'53"W., a distance of 61.73 feet; thence N.86°23'29"W., a distance of 61.73 feet; thence N.83°05'00"W., a distance of 70.69 feet; thence N.79°45'05"W., a distance of 70.69 feet; thence N.76°26'35"W., a distance of 61.73 feet; thence N.73°31'17"W., a distance of 61.80 feet; thence N.72°42'50"W., a distance of 19.00 feet; thence N.17°17'10"E., a distance of 337.00 feet; thence N.53°12'52"E., a distance of 121.01 feet; thence S.82°50'12"E., a distance of 587.25 feet; thence N.70°33'35"E., a distance of 346.30 feet; thence N.10°54'56"W., a distance of 188.26 feet; thence Northwesterly, 130.01 feet along the arc of a non-tangent curve to the right having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing N.52°14'47"W., 128.55 feet); thence Westerly, 37.15 feet along the arc of a reverse curve to the left having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing N.79°54'48"W., 33.82 feet); thence N.33°36'57"W., a distance of 50.00 feet; thence Northerly, 39.28 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing N.12°30'34"E., 35.36 feet); thence N.32°28'44"W., a distance of 105.00 feet; thence S.57°31'16"W., a distance of 137.71 feet; thence S.58°02'27"W., a distance of 54.29 feet; thence S.83°58'09"W., a distance of 47.07 feet; thence N.76°23'02"W., a distance of 456.73 feet; thence N.13°36'58"E., a distance of 31.56 feet; thence N.08°28'52"E., a distance of 173.97 feet; thence N.13°25'54"E., a distance of 51.15 feet; thence N.19°50'35"E., a distance of 20.41 feet; thence N.58°41'39"W., a distance of 131.32 feet; thence N.24°10'20"E., a distance of 102.69 feet; thence Easterly, 42.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing N.72°44'21"E., 37.49 feet); thence N.31°18'21"E., a distance of 50.00 feet; thence N.58°41'39"W., a distance of 12.52 feet; thence Northerly, 36.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing N.17°15'39"W., 33.09 feet); thence N.24°10'20"E., a distance of 52.00 feet; thence S.65°49'40"E., a distance of 130.00 feet; thence N.24°10'20"E., a distance of 438.85 feet; thence N.25°04'03"E., a distance of 10.00 feet; thence N.29°39'54"E., a distance of 41.33 feet; thence N.37°04'10"E., a distance of 41.33 feet; thence N.44°28'26"E., a distance of 41.33 feet; thence N.51°52'42"E., a distance of 41.33 feet; thence N.59°16'58"E., a distance of 41.33 feet; thence N.66°41'15"E., a distance of 41.33 feet; thence N.74°05'31"E., a distance of 41.33 feet; thence N.12°12'21"W., a distance of 130.00 feet; thence N.09°03'55"W., a distance of 50.07 feet;

(See Sheet 2 for continued description)

Jack M. Greene
 Digitally signed by Jack M. Greene
 DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
 Date: 2025.08.06 10:54:54 -0400

Jack M. Greene **LS6506**

JOB: Reagan Landing Phase I CDD		
DRAWN: NMV	DATE: 07/28/25	CHECKED: MC
Prepared For: Pulte Home Company LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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 Tampa, Florida 33619
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 Fax: (813) 248-2266

Exhibit **B**

(Not A Survey)

CONTINUED DESCRIPTION:

thence Easterly, 21.70 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing N.79°21'06"E., 21.69 feet); thence N.09°24'19"W., a distance of 131.00 feet; thence N.01°05'28"E., a distance of 50.08 feet to aforesaid Southerly Maintained Right of Way of Upper Manatee River Road; thence along said Southerly Maintained Right of Way, S.89°12'54"E., a distance of 1337.01 feet to the POINT OF BEGINNING.

Containing 98.303 acres, more or less.

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheet 3 for Sketch.
- 5) See Sheet 4 for line and curve tables.

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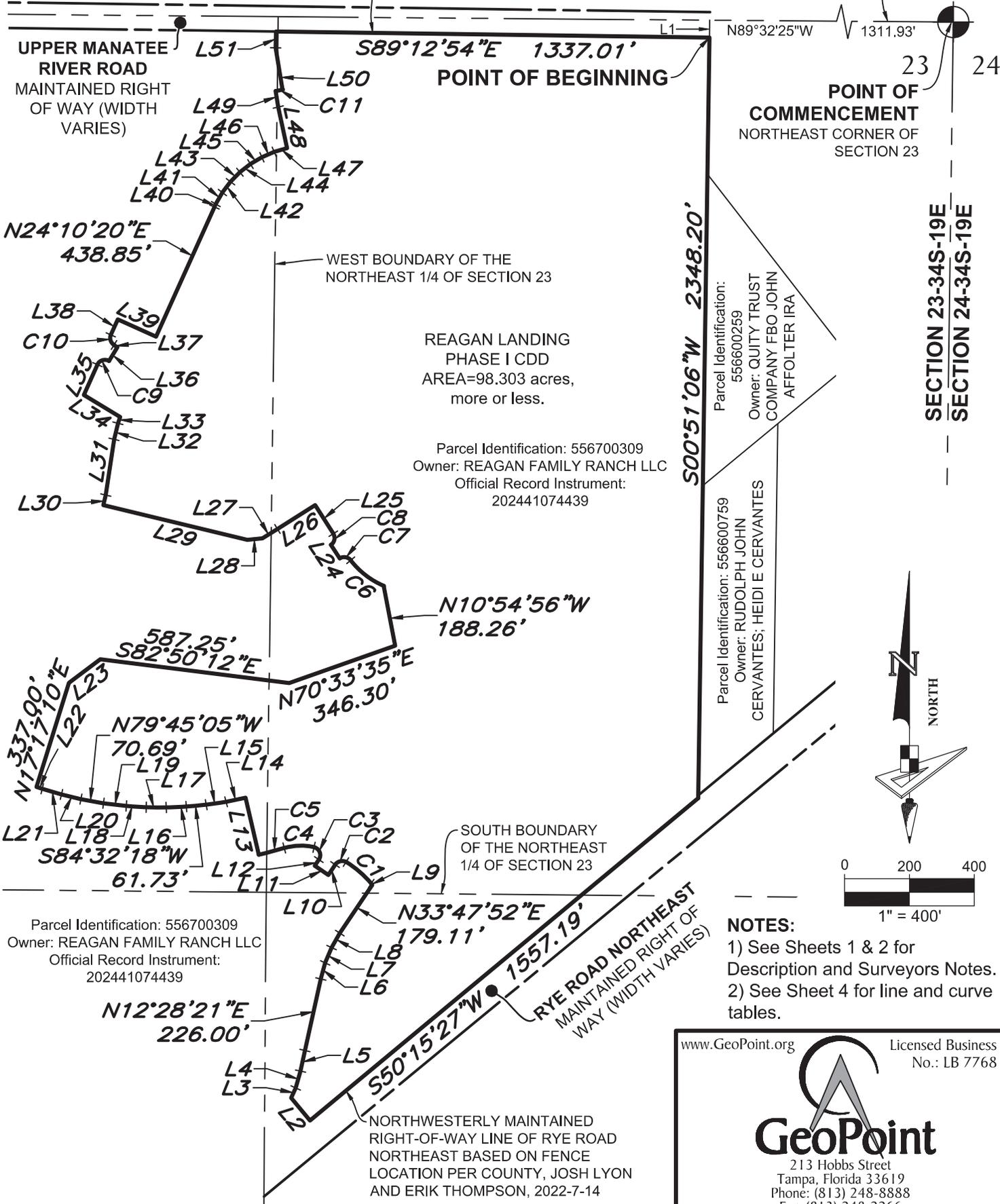
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Exhibit B

(Not A Survey)

SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD BASED ON FENCE LOCATION PER COUNTY, JOSH LYON AND ERIK THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 23 (BASIS OF BEARINGS)



REAGAN LANDING PHASE I CDD
AREA=98.303 acres, more or less.

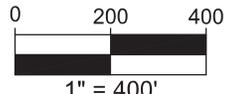
Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument: 202441074439

Parcel Identification: 556600259
Owner: QUILTY TRUST COMPANY FBO JOHN AFFOLTER IRA

Parcel Identification: 556600759
Owner: RUDOLPH JOHN CERVANTES; HEIDI E CERVANTES

Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument: 202441074439

SECTION 23-34S-19E
SECTION 24-34S-19E



- NOTES:**
- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
 - 2) See Sheet 4 for line and curve tables.

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Exhibit B

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°27'35"W	53.62'
L2	N39°44'33"W	90.58'
L3	N24°53'50"E	33.96'
L4	N15°46'36"E	54.02'
L5	N12°08'24"E	65.40'
L6	N15°18'52"E	51.36'
L7	N22°29'18"E	51.39'
L8	N29°41'25"E	51.34'
L9	N39°30'17"W	4.93'
L10	S33°47'52"W	38.30'
L11	N56°12'08"W	50.00'
L12	N33°47'52"E	22.96'
L13	N13°01'12"W	179.99'
L14	S78°29'36"W	61.73'
L15	S81°30'54"W	61.73'
L16	S87°33'43"W	61.73'
L17	N89°24'53"W	61.73'

Line Data Table		
No.	Bearing	Length
L18	N86°23'29"W	61.73'
L19	N83°05'00"W	70.69'
L20	N76°26'35"W	61.73'
L21	N73°31'17"W	61.80'
L22	N72°42'50"W	19.00'
L23	N53°12'52"E	121.01'
L24	N33°36'57"W	50.00'
L25	N32°28'44"W	105.00'
L26	S57°31'16"W	137.71'
L27	S58°02'27"W	54.29'
L28	S83°58'09"W	47.07'
L29	N76°23'02"W	456.73'
L30	N13°36'58"E	31.56'
L31	N08°28'52"E	173.97'
L32	N13°25'54"E	51.15'
L33	N19°50'35"E	20.41'
L34	N58°41'39"W	131.32'

Line Data Table		
No.	Bearing	Length
L35	N24°10'20"E	102.69'
L36	N31°18'21"E	50.00'
L37	N58°41'39"W	12.52'
L38	N24°10'20"E	52.00'
L39	S65°49'40"E	130.00'
L40	N25°04'03"E	10.00'
L41	N29°39'54"E	41.33'
L42	N37°04'10"E	41.33'
L43	N44°28'26"E	41.33'
L44	N51°52'42"E	41.33'
L45	N59°16'58"E	41.33'
L46	N66°41'15"E	41.33'
L47	N74°05'31"E	41.33'
L48	N12°12'21"W	130.00'
L49	N09°03'55"W	50.07'
L50	N09°24'19"W	131.00'
L51	N01°05'28"E	50.08'

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	300.00'	102.80'	19°38'01"	N49°19'18"W	102.30'
C2	25.00'	37.99'	87°03'50"	S77°19'46"W	34.44'
C3	25.00'	47.90'	109°46'38"	N21°05'27"W	40.90'
C4	175.00'	93.10'	30°28'58"	S88°46'44"W	92.01'
C5	1350.00'	81.11'	3°26'33"	S75°15'31"W	81.10'
C6	250.00'	130.01'	29°47'50"	N52°14'47"W	128.55'
C7	25.00'	37.15'	85°07'52"	N79°54'48"W	33.82'
C8	25.00'	39.28'	90°01'20"	N12°30'34"E	35.36'
C9	25.00'	42.38'	97°08'01"	N72°44'21"E	37.49'
C10	25.00'	36.16'	82°51'59"	N17°15'39"W	33.09'
C11	500.00'	21.70'	2°29'10"	N79°21'06"E	21.69'

NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for sketch.

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Exhibit C

(Not A Survey)

DESCRIPTION:

A parcel of land lying in Section 23, Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 23, run thence along the North boundary of the Northeast 1/4 thereof, N.89°32'25"W, a distance of 2642.13 feet to the Northwest corner of said Northeast 1/4 of Section 23; thence along the North boundary of the Northwest 1/4 of said Section 23, N.89°30'28"W., a distance of 6.76 feet; thence S.00°29'32"W., a distance of 46.03 feet to a point on the Southerly Maintained Right-of-way of Upper Manatee River Road, said point also being the **POINT OF BEGINNING**; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 131.00 feet; thence Westerly, 21.70 feet along the arc of a non-tangent curve to the left having a radius of 500.00 feet and a central angle of 02°29'10" (chord bearing S.79°21'06"W., 21.69 feet); thence S.09°03'55"E., a distance of 50.07 feet; thence S.12°12'21"E., a distance of 130.00 feet; thence S.74°05'31"W., a distance of 41.33 feet; thence S.66°41'15"W., a distance of 41.33 feet; thence S.59°16'58"W., a distance of 41.33 feet; thence S.51°52'42"W., a distance of 41.33 feet; thence S.44°28'26"W., a distance of 41.33 feet; thence S.37°04'10"W., a distance of 41.33 feet; thence S.29°39'54"W., a distance of 41.33 feet; thence S.25°04'03"W., a distance of 10.00 feet; thence S.24°10'20"W., a distance of 438.85 feet; thence N.65°49'40"W., a distance of 130.00 feet; thence S.24°10'20"W., a distance of 52.00 feet; thence Southerly, 36.16 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 82°51'59" (chord bearing S.17°15'39"E., 33.09 feet); thence S.58°41'39"E., a distance of 12.52 feet; thence S.31°18'21"W., a distance of 50.00 feet; thence Westerly, 42.38 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 97°08'01" (chord bearing S.72°44'21"W., 37.49 feet); thence S.24°10'20"W., a distance of 102.69 feet; thence S.58°41'39"E., a distance of 131.32 feet; thence S.19°50'35"W., a distance of 20.41 feet; thence S.13°25'54"W., a distance of 51.15 feet; thence S.08°28'52"W., a distance of 173.97 feet; thence S.13°36'58"W., a distance of 31.56 feet; thence S.76°23'02"E., a distance of 456.73 feet; thence N.83°58'09"E., a distance of 47.07 feet; thence N.58°02'27"E., a distance of 54.29 feet; thence N.57°31'16"E., a distance of 137.71 feet; thence S.32°28'44"E., a distance of 105.00 feet; thence Southerly, 39.28 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 90°01'20" (chord bearing S.12°30'34"W., 35.36 feet); thence S.33°36'57"E., a distance of 50.00 feet; thence Easterly, 37.15 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 85°07'52" (chord bearing S.79°54'48"E., 33.82 feet); thence Southeasterly, 130.01 feet along the arc of a reverse curve to the left having a radius of 250.00 feet and a central angle of 29°47'50" (chord bearing S.52°14'47"E., 128.55 feet); thence S.10°54'56"E., a distance of 188.26 feet; thence S.70°33'35"W., a distance of 346.30 feet; thence N.82°50'12"W., a distance of 587.25 feet; thence S.53°12'52"W., a distance of 121.01 feet; thence S.17°17'10"W., a distance of 337.00 feet; thence S.72°42'50"E., a distance of 19.00 feet; thence S.73°31'17"E., a distance of 61.80 feet; thence S.76°26'35"E., a distance of 61.73 feet; thence S.79°45'05"E., a distance of 70.69 feet; thence S.83°05'00"E., a distance of 70.69 feet; thence S.86°23'29"E., a distance of 61.73 feet; thence S.89°24'53"E., a distance of 61.73 feet; thence N.87°33'43"E., a distance of 61.73 feet; thence N.84°32'18"E., a distance of 61.73 feet; thence N.81°30'54"E., a distance of 61.73 feet; thence N.78°29'36"E., a distance of 61.73 feet; thence S.13°01'12"E., a distance of 179.99 feet; thence Easterly, 81.11 feet along the arc of a non-tangent curve to the left having a radius of 1350.00 feet and a central angle of 03°26'33" (chord bearing N.75°15'31"E., 81.10 feet); thence Easterly, 93.10 feet along the arc of a reverse curve to the right having a radius of 175.00 feet and a central angle of 30°28'58" (chord bearing N.88°46'44"E., 92.01 feet); thence Southerly, 47.90 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 109°46'38" (chord bearing S.21°05'27"E., 40.90 feet); thence S.33°47'52"W., a distance of 22.96 feet; thence S.56°12'08"E., a distance of 50.00 feet; thence N.33°47'52"E., a distance of 38.30 feet; thence Easterly, 37.99 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 87°03'50" (chord bearing N.77°19'46"E., 34.44 feet); thence Southeasterly, 102.80 feet along the arc of a compound curve to the right having a radius of 300.00 feet and a central angle of 19°38'01" (chord bearing S.49°19'18"E., 102.30 feet); thence S.39°30'17"E., a distance of 4.93 feet; thence S.33°47'52"W., a distance of 179.11 feet; thence S.29°41'25"W., a distance of 51.34 feet; thence S.22°29'18"W., a distance of 51.39 feet; thence S.15°18'52"W., a distance of 51.36 feet; thence S.12°28'21"W., a distance of 226.00 feet; thence S.12°08'24"W., a distance of 65.40 feet; (See Sheet 2 for continued description)

Digitally signed by Jack M. Greene
 DN: c=US, st=Florida, I=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Jack M. Greene, email=JackG@geopointsurvey.com
 Date: 2025.08.06 10:54:13 -04'00'

Jack M. Greene

Jack M. Greene **LS6506**

JOB: Reagan Landing Phases II & III CDD		
DRAWN: NMV	DATE: 07/28/25	CHECKED: MC
Prepared For: Pulte Home Company LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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 Tampa, Florida 33619
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 Fax: (813) 248-2266

Exhibit C

(Not A Survey)

CONTINUED DESCRIPTION:

thence S.15°46'36"W., a distance of 54.02 feet; thence S.24°53'50"W., a distance of 33.96 feet; thence S.39°44'33"E., a distance of 90.58 feet to a point on the Northwesterly Maintained Right-of-way of Rye Road Northeast; thence along said Northwesterly Right-of-way, S.50°15'27"W., a distance of 1265.44 feet to the Southeast corner of the Lift Station, as recorded in Official Record Instrument 201741031614, of the Public Records of Manatee County, Florida; thence along the East and North boundary thereof, respectively, the following two (2) courses: 1) N.39°29'25"W., a distance of 140.00 feet; 2) S.50°15'27"W., a distance of 110.00 feet to the Northwest corner of said Lift Station, said corner also being a point on the Northeast boundary of DEL TIERRA, PHASE I, according to the plat thereof, as recorded in Plat Book 57, Page 164 through 176, of the Public Records of Manatee County, Florida; thence along said Northeast boundary, N.39°29'25"W., a distance of 1664.91 feet to the Northernmost corner of said DEL TIERRA, PHASE I, said corner also being the Easternmost corner of DEL TIERRA, PHASE II, according to the plat thereof, as recorded in Plat Book 58, Pages 129 through 139, of the Public Records of Manatee County, Florida; thence along the Northeast boundary of said DEL TIERRA, PHASE II the following two (2) courses: 1) N.39°29'25"W., a distance of 308.42 feet; 2) S.82°58'34"W., a distance of 148.69 feet; thence N.42°55'41"E., a distance of 1953.85 feet; thence N.10°07'21"E., a distance of 327.38 feet; thence N.19°58'36"E., a distance of 942.96 feet to a point on the Southerly Maintained Right-of-way of said Upper Manatee River Road; thence along said Southerly Maintained Right-of-way, S.89°12'54"E., a distance of 733.66 feet; thence S.01°05'28"W., a distance of 50.08 feet; thence S.09°24'19"E., a distance of 38.34 feet to the **POINT OF BEGINNING**.

Containing 124.629 acres, more or less.

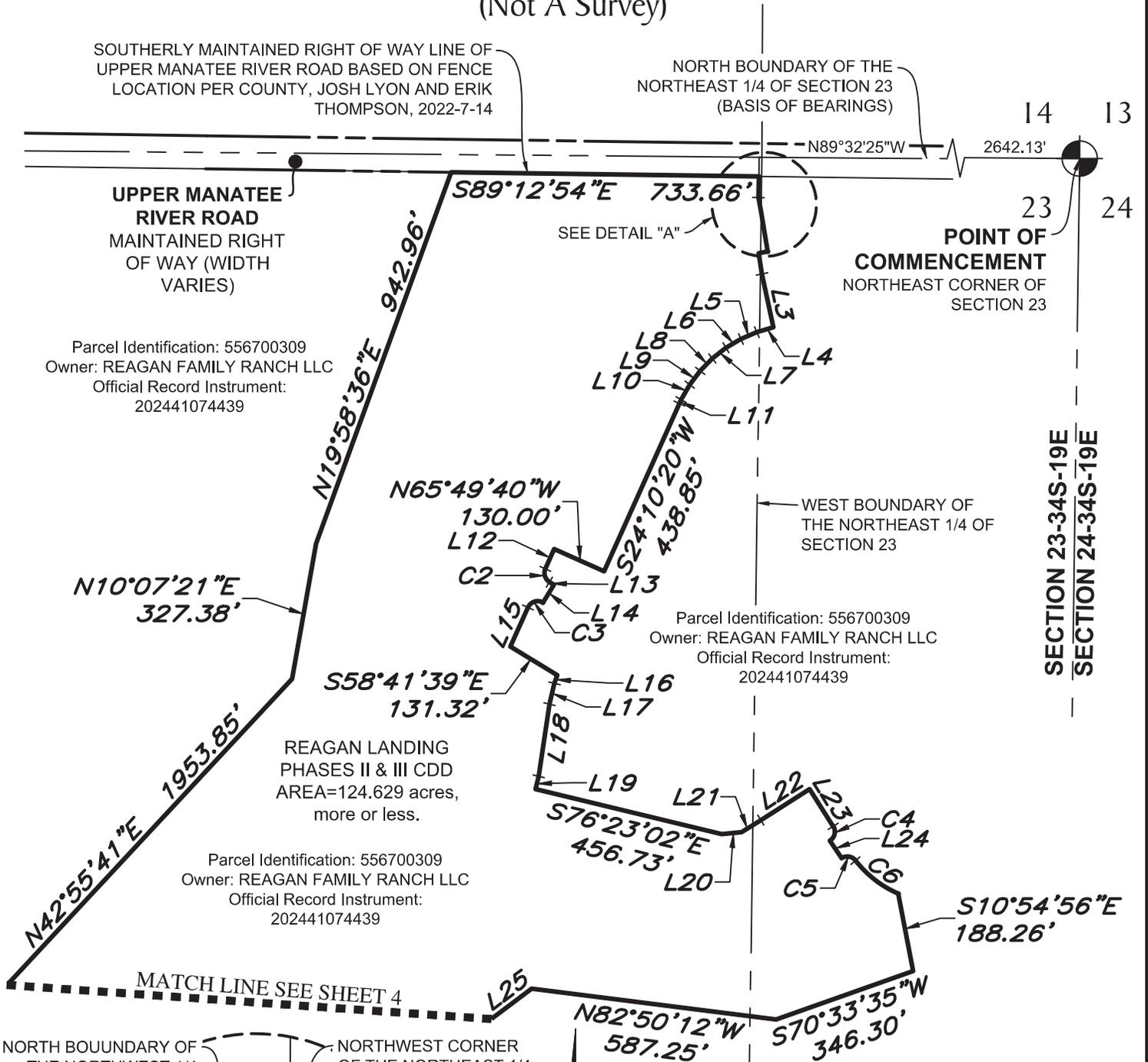
SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 23, Township 34 South, Range 19 East, Manatee County, Florida, having a Grid bearing of N.89°32'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
- 4) See Sheets 3 & 4 for Sketch detail.
- 5) See Sheet 5 for line and curve tables.

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Exhibit C

(Not A Survey)



SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF UPPER MANATEE RIVER ROAD BASED ON FENCE LOCATION PER COUNTY, JOSH LYON AND ERIK THOMPSON, 2022-7-14

NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 23 (BASIS OF BEARINGS)

UPPER MANATEE RIVER ROAD
MAINTAINED RIGHT OF WAY (WIDTH VARIES)

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 23

Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument: 202441074439

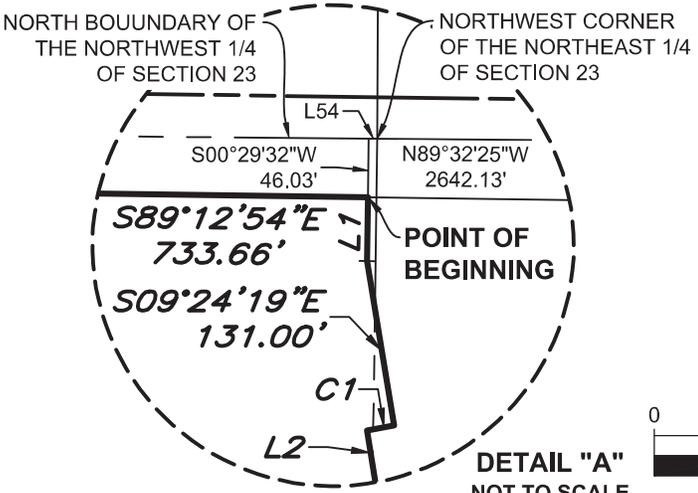
Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument: 202441074439

REAGAN LANDING PHASES II & III CDD
AREA=124.629 acres, more or less.

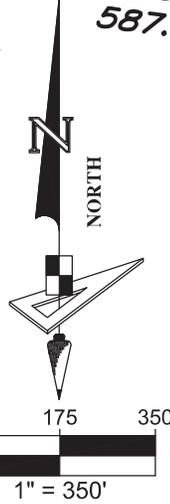
Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument: 202441074439

SECTION 23-34S-19E
SECTION 24-34S-19E

MATCH LINE SEE SHEET 4



DETAIL "A"
NOT TO SCALE



- NOTES:**
- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
 - 2) See Sheet 4 for Sketch detail.
 - 3) See Sheet 5 for line and curve tables.

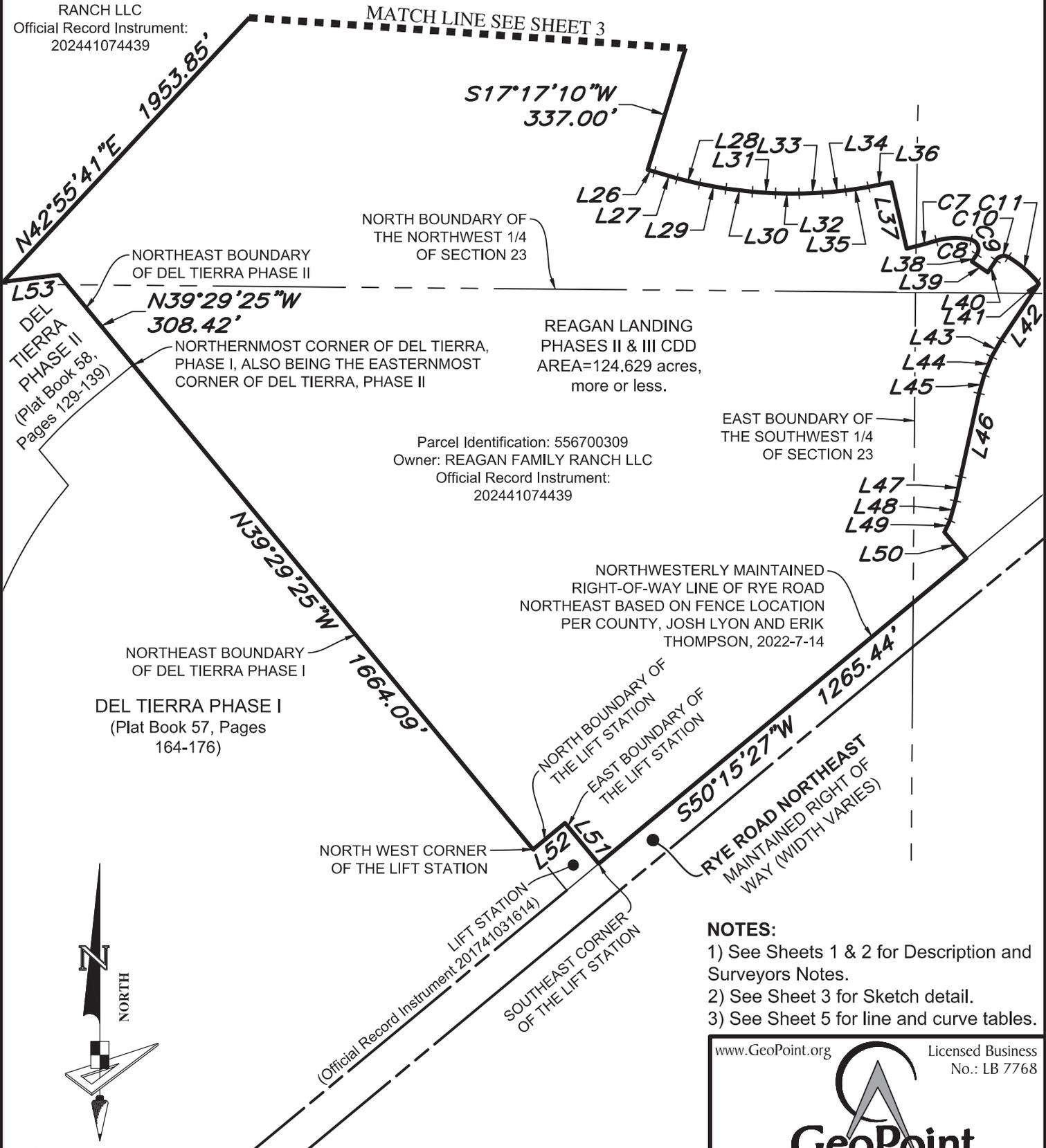
www.GeoPoint.org Licensed Business
No.: LB 7768

GeoPoint
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Exhibit C

(Not A Survey)

Parcel Identification:
556700309
Owner: REAGAN FAMILY
RANCH LLC
Official Record Instrument:
202441074439



NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 23

REAGAN LANDING PHASES II & III CDD
AREA=124.629 acres, more or less.

Parcel Identification: 556700309
Owner: REAGAN FAMILY RANCH LLC
Official Record Instrument:
202441074439

EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 23

NORTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF RYE ROAD NORTHEAST BASED ON FENCE LOCATION PER COUNTY, JOSH LYON AND ERIK THOMPSON, 2022-7-14

DEL TIERRA PHASE I
(Plat Book 57, Pages 164-176)

NORTH WEST CORNER OF THE LIFT STATION

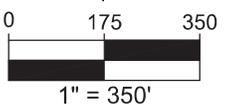
LIFT STATION
(Official Record Instrument 201741031614)

SOUTHEAST CORNER OF THE LIFT STATION

RYE ROAD NORTHEAST MAINTAINED RIGHT OF WAY (WIDTH VARIES)

NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheet 3 for Sketch detail.
- 3) See Sheet 5 for line and curve tables.



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No.: LB 7768

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Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Exhibit C

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S01°05'28"W	50.08'
L2	S09°03'55"E	50.07'
L3	S12°12'21"E	130.00'
L4	S74°05'31"W	41.33'
L5	S66°41'15"W	41.33'
L6	S59°16'58"W	41.33'
L7	S51°52'42"W	41.33'
L8	S44°28'26"W	41.33'
L9	S37°04'10"W	41.33'
L10	S29°39'54"W	41.33'
L11	S25°04'03"W	10.00'
L12	S24°10'20"W	52.00'
L13	S58°41'39"E	12.52'
L14	S31°18'21"W	50.00'
L15	S24°10'20"W	102.69'
L16	S19°50'35"W	20.41'
L17	S13°25'54"W	51.15'
L18	S08°28'52"W	173.97'

Line Data Table		
No.	Bearing	Length
L19	S13°36'58"W	31.56'
L20	N83°58'09"E	47.07'
L21	N58°02'27"E	54.29'
L22	N57°31'16"E	137.71'
L23	S32°28'44"E	105.00'
L24	S33°36'57"E	50.00'
L25	S53°12'52"W	121.01'
L26	S72°42'50"E	19.00'
L27	S73°31'17"E	61.80'
L28	S76°26'35"E	61.73'
L29	S79°45'05"E	70.69'
L30	S83°05'00"E	70.69'
L31	S86°23'29"E	61.73'
L32	S89°24'53"E	61.73'
L33	N87°33'43"E	61.73'
L34	N84°32'18"E	61.73'
L35	N81°30'54"E	61.73'
L36	N78°29'36"E	61.73'

Line Data Table		
No.	Bearing	Length
L37	S13°01'12"E	179.99'
L38	S33°47'52"W	22.96'
L39	S56°12'08"E	50.00'
L40	N33°47'52"E	38.30'
L41	S39°30'17"E	4.93'
L42	S33°47'52"W	179.11'
L43	S29°41'25"W	51.34'
L44	S22°29'18"W	51.39'
L45	S15°18'52"W	51.36'
L46	S12°28'21"W	226.00'
L47	S12°08'24"W	65.40'
L48	S15°46'36"W	54.02'
L49	S24°53'50"W	33.96'
L50	S39°44'33"E	90.58'
L51	N39°29'25"W	140.00'
L52	S50°15'27"W	110.00'
L53	S82°58'34"W	148.69'
L54	N89°30'28"W	6.76'

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C1	500.00'	21.70'	2°29'10"	S79°21'06"W	21.69'
C2	25.00'	36.16'	82°51'59"	S17°15'39"E	33.09'
C3	25.00'	42.38'	97°08'01"	S72°44'21"W	37.49'
C4	25.00'	39.28'	90°01'20"	S12°30'34"W	35.36'
C5	25.00'	37.15'	85°07'52"	S79°54'48"E	33.82'
C6	250.00'	130.01'	29°47'50"	S52°14'47"E	128.55'
C7	1350.00'	81.11'	3°26'33"	N75°15'31"E	81.10'
C8	175.00'	93.10'	30°28'58"	N88°46'44"E	92.01'
C9	25.00'	47.90'	109°46'38"	S21°05'27"E	40.90'
C10	25.00'	37.99'	87°03'50"	N77°19'46"E	34.44'
C11	300.00'	102.80'	19°38'01"	S49°19'18"E	102.30'

NOTES:

- 1) See Sheets 1 & 2 for Description and Surveyors Notes.
- 2) See Sheets 3 & 4 for Sketch detail.

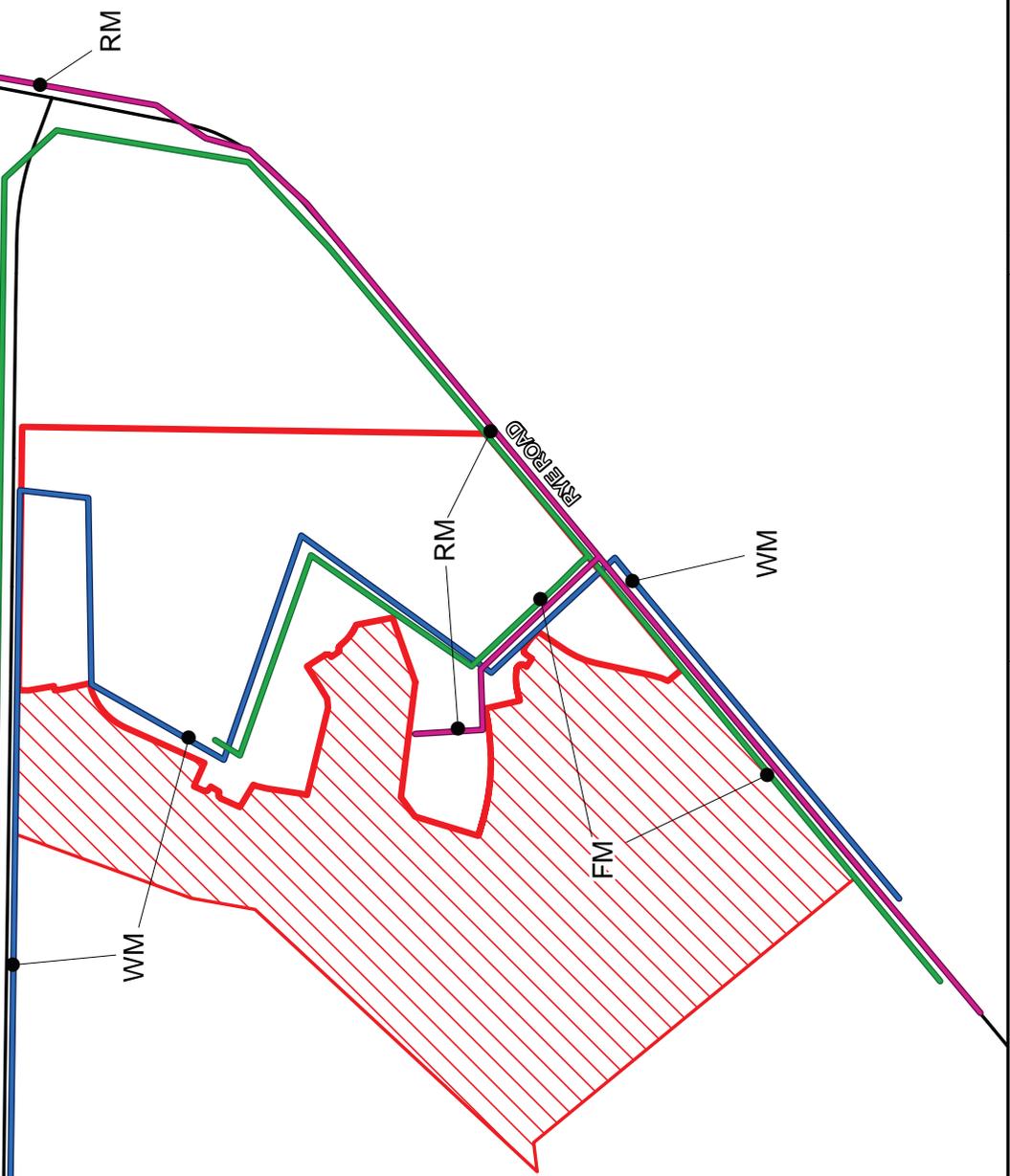
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Fax: (813) 248-2266

Exhibit D

UPPER MANATEE RIVER ROAD



Legend

- External Boundary of Proposed District
- Future CDD Expansion Area
- Reclaimed Main
- Wastewater Main
- Water Main

Reagan Landing CDD

Proposed Water, Wastewater, & Reclaimed Facilities Exhibit D Manatee County

0 600 1,200 Feet

Source: HEIDT Design, Geobase

Images are acquired from various sources including but not limited to state, county, and local entities. HEIDT Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be used as a basis for any legal or financial decisions.

HEIDT DESIGN
 2044 S. University Blvd., Suite 100
 Tampa, FL 33609
 www.heidtdesign.com

Exhibit E

Ownership Matrix			
Facility	Funding	Operation and Maintenance	Ownership
Roadways	Developer	HOA	HOA
Sanitary Sewer System	CDD	Manatee County	Manatee County
Water Distribution System	CDD	Manatee County	Manatee County
Irrigation/Reclaimed Water System*	Developer	HOA	HOA
Offsite Improvements	CDD	Manatee County	Manatee County
Stormwater Management System	CDD	CDD	CDD
Landscaping, Hardscape and Irrigation*	Developer	HOA	HOA
Recreational Facilities*	Developer	HOA	HOA
Professional Services	CDD		

*Roadways, landscape, hardscape, irrigation and recreational facilities to be private and owned and maintained by the HOA.

Exhibit F

Permitting Status				
Issuing Agency	Permit ID	App/Permit Number	Approval Date	Expiration Date
Manatee County	PSP/FSP/PP/Const. Plans	PLN 2401-0069	10/4/24	10/4/27
Manatee County	PSP/FSP/PP/Const. Plans (Revised)	PLN 2502-0122	7/3/2025	7/3/28
Manatee County	CLOS	24-068	9/26/24	9/26/27
Manatee County	Final Plat (Phases IA-1 & IA-2)	Inst # 202541117718	NA	NA
Southwest Florida Water Mgmt. Dist.	ERP	43047550.001	6/24/24	6/24/29
FL Dept. of Environmental Protection	Water Permit (IA-1 & IA-2)	0133068-1765-DSGP/02	6/24/25	6/23/30
FL Dept. of Environmental Protection	Sewer Permit (IA-1 & IA-2)	CS41-0182063-266-DWC/CM	6/24/25	6/23/30

Exhibit G

Reagan Landing Community Development District Estimated Capital Improvement Costs					
Description	Current District Estimated Costs	Expansion Parcel Estimated Costs	Total Costs	Fiscal Year 2024-2030	
Earthwork (Excluding Lots)	\$ 1,350,749.95	\$ 1,478,476.73	\$ 2,829,226.68	\$	2,829,226.68
Stormwater	\$ 2,401,389.00	\$ 2,622,423.15	\$ 5,023,812.15	\$	5,023,812.15
Internal Roadways & Paving*	\$ 0.00	\$ 0.00	\$ 0.00	\$	\$ 0.00
Potable Water	\$ 815,816.00	\$ 874,487.85	\$ 1,690,303.85	\$	1,690,303.85
Reclaimed Water	\$ 0.00	\$ 0.00	\$ 0.00	\$	\$ 0.00
Sanitary Sewer	\$ 1,902,613.55	\$ 1,795,203.35	\$ 3,697,816.90	\$	3,697,816.90
Offsite Improvements	\$ 641,635.60	\$ 0.00	\$ 641,635.60	\$	641,635.60
Landscaping, Hardscape and Irrigation *	\$ -	\$ 0.00	\$ 0.00	\$	\$ 0.00
Professional Services (15%)	\$ 1,066,830.62	\$ 1,015,588.66	\$ 2,082,419.28	\$	2,082,419.28
Contingency (20%)	\$ 1,635,806.94	\$ 1,557,235.95	\$ 3,193,042.89	\$	3,193,042.89
Total	\$ 9,814,841.66	\$ 9,343,415.68	\$ 19,158,257.34	\$	19,158,257.34

*Roadways, landscape, hardscape and irrigation to be private and owned and maintained by the HOA

EXHIBIT B

Phase 1 First Supplemental Special Assessment Methodology Report
dated February 19, 2026



PHASE 1 FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

REAGAN LANDING
COMMUNITY DEVELOPMENT DISTRICT

February 19, 2026

SPECIAL DISTRICT SERVICES, INC

2501A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

1.0 INTRODUCTION

The Reagan Landing Community Development District (the “District”) is a local unit of special-purpose government located entirely within Manatee County, Florida. It was established on November 6, 2025, by Ordinance No. 25-53 (the “Ordinance”) enacted by the Board of County Commissioners of Manatee County, Florida, with an ordinance effective date of November 7, 2025, to provide for the construction and/or acquisition, financing, long-term administration and management of certain infrastructure to the lands located within the District. Reagan Landing development (the “Development”), is defined below.

The District currently contains approximately 148 lots which comprise Phase 1 of the Development. The Ordinance also designated certain expansion parcels which are anticipated to be brought into the District boundary at a future time and will comprise Phases 2 and 3 of the Development (the “Expansion Parcels”). Phase 1 is planned for an estimated 148 residential dwelling units with the following land uses:

Table 1 – Proposed Land Uses for Phase 1

Land Use Category	Unit
SF - 42’	33 Dwelling units
SF - 52’	71 Dwelling units
SF - 62’	44 Dwelling units

This Phase 1 First Supplemental Special Assessment Methodology Report (the “Phase 1 First Supplemental Report”), dated February 19, 2026 will provide the allocation of special assessments as it relates to the sale and issuance of proposed Special Assessment Bonds, Series 2026 (2026 Project Area) (the “Series 2026 Bonds”) for the financing of public infrastructure improvements related to Phase 1 of the Development within the District (herein the “2026 Project Area”). The District Engineer has developed a cost estimate for the 2026 Project Area portion of the capital improvement program (“CIP”) necessary to provide the District with infrastructure necessary to support the development program relating to the 2026 Project Area and estimates the cost for the portion of the CIP at \$9,814,842 including but not limited to the following: stormwater management infrastructure, offsite improvements, water distribution infrastructure, and sanitary sewer infrastructure (collectively, the “2026 Project”). These infrastructure improvements will provide special benefit to all lands within the current boundaries of the District which is also referred to as the 2026 Project Area. Special benefit is a required determination in order to make use of the proceeds of any bonds issued by the District.

The improvements comprising the 2026 Project are described below and are identified as the scope of work in the current District boundary in the Reagan Landing Community Development District Master Report of District Engineer Engineer’s Report dated October, 2025 (the “Engineer’s Report”), as may be amended and prepared by Heidt Design, LLC. (the “District’s Engineer”). This Phase 1 First

Supplemental Report equitably allocates the costs being incurred by the District to provide the benefits of all or a portion of the 2026 Project financed by the Bonds to the developable lands within the 2026 Project Area within the District as identified herein on **Exhibit A**.

This Phase 1 First Supplemental Report will equitably allocate the costs being incurred by the District to provide the 2026 Project to all of the assessable lands within the current boundary of the District constituting the 2026 Project Area. The 2026 Project Area represents the current boundary of the District prior to the addition of the Expansion Parcels. The implementation of the public improvements will convey special and peculiar benefits to the assessable properties within the 2026 Project Area within the District. The Series 2026 Bonds issued to finance the public improvements will be repaid through the levy of non-ad valorem special assessments on all assessable property within the 2026 Project Area within the District. The available net proceeds from the Series 2026 Bonds will only finance a portion of the 2026 Project. The special assessments securing the Series 2026 Bonds will be levied on all of the 148 lots within the 2026 Project Area within the District as shown in **Table C**. The debt represented by the Series 2026 Bonds will be assigned to those platted units on a first platted, first assigned basis.

2.0 PROJECTS TO BE FUNDED BY THE DISTRICT

The 2026 Project is comprised of an interrelated system of public infrastructure improvements which will serve and specially benefit all assessable lands within the 2026 Project Area within the District. The improvements will be interrelated such that they will reinforce one another. The total cost of the 2026 Project is currently estimated to be \$9,814,842. A detail of the estimated 2026 Project costs for the development is included herein on **Table A**. The Series 2026 Bonds will be repaid through the levy of non-ad valorem special assessments on all assessable property within the 2026 Project Area within the District until fully assigned to the 148 units. The 2026 Project has been designed to be functional and confer special benefits to the landowners within the 2026 Project Area within the District. Any portion of the 2026 Project not financed through the issuance of the Series 2026 Bonds will be paid for by Pulte Home Company, LLC, or its successors or assigns (herein the “Developer”), or in the District’s sole discretion through the issuance of an additional series of bonds secured by property or units outside of the 2026 Project Area within the Expansion Parcels when and if they become part of the District.

Construction and/or acquisition and maintenance obligations for the District’s proposed infrastructure improvements constituting the 2026 Project are described in the Engineer’s Report.

The construction costs for the 2026 Project identified in this Phase 1 First Supplemental Report were provided by the District Engineer. Special District Services, Inc., as District Manager, makes no representation regarding the accuracy or validity of those costs and did not undertake any analysis or verification regarding such costs.

3.0 FUNDING OF IMPROVEMENTS

To defray the costs of construction and or acquisition of a portion of the 2026 Project, the District will impose non-ad valorem special assessments on all benefited real property within the 2026 Project Area within the District. These assessments are based on the special and peculiar benefits accruing to such property from the improvements comprising the 2026 Project financed by the Bonds. The use of non-ad valorem special assessments has an advantage in that the properties that receive the special benefits from the 2026 Project are the only properties that are obligated to pay for those facilities and

services. Without these improvements, development of the property within the 2026 Project Area within the District would not be possible. The improvements, which will be funded through these special assessments, include only facilities which may be undertaken by a community development district under Chapter 190, *F.S.* This Phase 1 First Supplemental Report is designed to meet the requirements of Chapters 170, 190 and 197, *F.S.*; and may be supplemented or amended from time to time.

In summary, special assessments may be levied: (1) for facilities which provide special benefits to property as distinct from general and incidental benefits, (2) only against property which receives that special benefit, (3) in proportion to the benefits received by the properties; and (4) according to fair and reasonable methods that the governing body of the jurisdiction determines. The special assessments placed upon various benefited properties within 2026 Project Area within the District must be sufficient to cover the debt service of the Series 2026 Bonds that will be issued for financing a portion of the 2026 Project.

Until all the land within the 2026 Project Area within the District has been platted and sold, the special assessments on the portion of land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the final allocations of the special assessments be determined, the final plat be certain, the development density known and the product types confirmed.

4.0 ALLOCATION OF BENEFIT AND ASSESSMENTS

In developing the methodology used for special assessments within the 2026 Project Area within the District, two interrelated factors were used:

- A.** Allocation of Benefit: Each parcel of land, lot and/or unit within the 2026 Project Area within the District benefits from the construction and financing of the proposed improvements, represented by the 2026 Project Area Project.
- B.** Allocation of Cost/Debt: The special assessments imposed on each parcel of land, lot and/or unit within the 2026 Project Area within the District cannot exceed the value of the benefits provided to such parcel of land, lot and/or unit.

The planned improvements comprising the 2026 Project is an integrated system of facilities designed to provide benefits to the assessable property within the 2026 Project Area within the District as a whole. The 2026 Project is intended to work as a portion of the total system contained within the CIP, inclusive of components associated with the identified Expansion Parcels, identified in the Engineer's Report, which will provide special benefits for each unit type within the 2026 Project Area. The fair and reasonable method of allocating the benefit to each planned residential unit has been accomplished by assigning an *equivalent residential unit* ("ERU") to each planned unit. Therefore, for the purpose of this Phase 1 First Supplemental Report, each 42 foot single family residential unit will be assigned 0.84 ERU; each 52 foot single family residential unit is defined as 1.04 ERU; and each 62 foot single family residential unit is defined as 1.24 ERU. Accordingly, the 2026 Project benefits the units in these same proportions resulting in the special assessments being allocated to each 42 foot, 52 foot, and 62

foot single family residential dwelling unit types in these proportions. The 2026 Project benefit allocation & the bond debt allocation are shown herein on **Table C** and **Table D**.

Given the approved land use plan and the type of infrastructure to be funded by the Series 2026 Bonds, this method results in a fair allocation of benefits and an equitable allocation of costs for the 2026 Project. The special benefit received and applied to each planned parcel and/or residential dwelling unit/lot as a result of the construction of public infrastructure improvements will exceed the cost of such units allocated to each parcel and/or unit/lot. However, if the future platting or re-platting results in changes in land use or proportion of benefit per acre and/or unit type, this allocation methodology may not be applicable and it may be necessary for the District to revise the allocation methodology.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The proposed special assessments for the District are planned to be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; *Florida Statutes* (“*F.S.*”) for platted lots, or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, *F.S.*, or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs generally include a 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. However, actual collection costs may vary from year to year depending on agreements in place with the County Tax Collector and County Property Appraiser and any statutory changes. These previously described additional costs may be reflected by dividing the annual debt service and maintenance assessment amounts by a factor of 0.94. In the event the special assessments are direct billed, then the collection costs and discounts may not apply.

6.0 FINANCING STRUCTURE

The estimated cost of construction for the 2026 Project is \$9,814,842. The construction program and the costs associated with the District are identified herein on **Table A**.

All or a portion of the capital improvements comprising the 2026 Project is assumed to be financed by the Series 2026 Bonds which, when issued, will be payable from and secured by special assessments levied annually initially against all assessable properties within the 2026 Project Area within the District. Based on the current market conditions the total aggregate principal amount of the Series 2026 Bonds (\$3,425,000) for the District is shown herein on **Table B**. The proceeds of the Bonds will provide a maximum of \$3,068,011 for acquisition and/or construction related costs. The sizing of the Series 2026 Bonds is assumed to include a debt service reserve fund equal to 25% of the maximum annual debt service, a capitalized interest fund and issuance costs as shown herein on **Table B**.

7.0 MODIFICATIONS, REVISIONS AND TRUE-UP MECHANISM

Allocation of proposed costs and proposed debt, respectively shown herein on **Table C** and **Table D**, for the infrastructure improvements financed by the District for a portion of all costs of the 2026 Project (estimated at \$3,007,748) will be assigned to 148 residential dwelling units projected to be constructed within the 2026 Project Area within the District and benefited by the infrastructure improvements comprising the 2026 Project. The estimated annual debt service assessments are shown herein on **Table F**. Based on a Bond size of \$3,425,000 at an average coupon interest rate of 5.4774% the average annual debt service on the Bonds will be \$234,480.42 which has not been grossed up to include 1% Tax Collector fee and 1% County Property Appraiser fee.

To ensure that each residential unit is assessed no more than their pro-rata amount of the annual non-ad valorem assessments shown herein on **Table F**, the District will be required to perform a “True-Up” analysis, which requires a computation at the time of submission of each plat or re-plat to determine the potential remaining ERUs. The District shall, at the time a plat or re-plat is submitted to the County:

- A. Assume that the total number of ERUs, within each parcel, utilized as a basis for this assessment methodology is as described in Table C (“Total Assessable ERUs”).
- B. Ascertain the number of assessable ERUs, within each parcel, in the proposed plat or re-plat and all prior plats (“Planned Assessable ERUs”).
- C. Ascertain the current amount of potential remaining ERUs within each Parcel that has not yet been platted (“Remaining Assessable ERUs”).

If the Planned Assessable ERUs are equal to the Total Assessable ERUs, no action would be required at that time. However, if the sum of the Planned Assessable ERUs and the Remaining Assessable ERUs are less than the Total Assessable ERUs, the applicable landowner will be obligated by the District to remit to the District an amount of money sufficient to enable the District to retire an amount of Bonds, plus accrued interest, such that the amount of non-ad valorem assessments allocated to each Planned Assessable ERU does not exceed the amount of debt service that would have been allocated thereto, had the total number of Planned Assessable ERUs not changed from what is represented in **Table C**.

All assessments levied run with the land. A determination of a true-up payment shall be based on the terms and provisions of this Phase 1 First Supplemental Report, and the applicable assessment resolutions. It is the responsibility of the landowner of record (other than home buyers unaffiliated with the Developer) to make any required true-up payments that are due. The District will not release any liens on the property for which true-up payments are due until provision for such payment has been satisfied. Currently all 148 lots have been platted and thus these true-up provisions would only apply to a re-plat.

8.0 PRELIMINARY ASSESSMENT ROLL

When fully developed, Phase 1 of the Development will include the land uses in **Table 1**. The Series 2026 Bond will be secured by assessments assigned to the platted units described in Table C on a first platted, first assigned basis.

9.0 ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, consultants and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report.

Special District Services, Inc. does not represent the Reagan Landing Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to

provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Reagan Landing Community Development District with financial advisory services or offer investment advice in any form.

TABLE A

PROJECT COST ESTIMATES

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

	TOTAL
<u>EARTHWORK</u>	<u>\$ 1,350,750</u>
<u>STORMWATER MANAGEMENT SYSTEMS</u>	<u>\$ 2,401,389</u>
<u>POTABLE WATER SYSTEMS</u>	<u>\$ 815,816</u>
<u>SANITARY SEWER SYSTEMS</u>	<u>\$ 1,902,614</u>
<u>OFF-SITE IMPROVEMENTS</u>	<u>\$ 641,636</u>
<u>PROFESSIONAL SERVICES</u>	<u>\$ 1,066,831</u>
<u>CONTINGENCY COSTS</u>	<u>\$ 1,635,807</u>
TOTAL	\$ 9,814,842

TABLE B

BOND SIZING

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

	BOND SIZING
Par Amount	\$ 3,425,000
Original Issue Discount	\$ (4,681)
Debt Service Reserve Fund (DSRF)	\$ (58,456)
Capitalized Interest (2 months)	\$ (24,177)
Issuance Costs	\$ (269,675)
Construction Funds	\$ 3,068,011
Bond Interest Rate (Average Coupon)	5.477%
Principal Amortization Period (Years)	30

TABLE C

ALLOCATION OF PROJECT COSTS

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Project Cost Allocation Per Type	Project Cost Allocation Per Unit*
42'	33	0.84	27.72	\$ 1,742,681	\$ 52,809
52'	71	1.04	73.84	\$ 4,642,121	\$ 65,382
62'	44	1.24	54.56	\$ 3,430,039	\$ 77,955
TOTAL	148	N/A	156.12	\$ 9,814,842	N/A

TABLE D

ALLOCATION OF BOND DEBT

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor	Total ERUs	Bond Debt Allocation Per Unit Type*	Bond Debt Allocation Per Unit*
42'	33	0.84	27.72	\$ 608,128	\$ 18,428.13
52'	71	1.04	73.84	\$ 1,619,921	\$ 22,815.78
62'	44	1.24	54.56	\$ 1,196,951	\$ 27,203.43
TOTAL	148	N/A	156.12	\$ 3,425,000	N/A

*Rounded

TABLE E

CALCULATION OF ANNUAL DEBT SERVICE

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

	Series 2026 Bond Debt
1 Maximum Annual Debt Service	\$ 233,825.00
2 Maximum Annual Debt Service Assessment to be Collected	\$ 248,750.00 *
3 Total Number of Gross Acres (Assessment Area One)	98.30
4 Maximum Annual Debt Service per Gross Acre	\$2,530.52
5 Total Number of Residential Units Planned	148
6 Maximum Annual Debt Service per Unit Type	See Table F

*Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

TABLE F

ALLOCATION OF DEBT SERVICE ASSESSMENTS

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

Product	Number of Units by Type	ERU Factor*	Total ERUs*	**Maximum Annual Debt Assessment Per Unit Type*	**Maximum Annual Debt Assessment Per Unit *
42'	33	0.84	27.72	\$ 44,166.99	\$ 1,338.39
52'	71	1.04	73.84	\$ 117,651.17	\$ 1,657.06
62'	44	1.24	54.56	\$ 86,931.85	\$ 1,975.72
TOTAL	148	N/A	156.12	\$ 248,750.00	N/A

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

Folio ID#'s and/or Parcel Plat Description	Developable Acreage by Parcel	**Maximum Annual Debt Assessment Per Acre*	Par Debt Per Acre	Total Par Debt
See Exhibit A	98	\$ 2,530.52	\$ 34,842.32	\$ 3,425,000
TOTALS		N/A	N/A	\$ 3,425,000

*Rounded

**Grossed up to include 1% collection fee of the County Tax Collector, 1% service fee of the County Property Appraiser and 4% for early payment of taxes. Actual amounts may be adjusted to reflect actual County collection costs.

**Reagan Landing CDD
Phase 1 Assessment Area
Legal Description**

Exhibit A

LOT #	FOLIO	LEGAL DESCRIPTION
1	556737059	LOT 1 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3705/9
2	556737109	LOT 2 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3710/9
3	556737159	LOT 3 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3715/9
4	556737209	LOT 4 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3720/9
5	556737259	LOT 5 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3725/9
6	556737309	LOT 6 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3730/9
7	556737359	LOT 7 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3735/9
8	556737409	LOT 8 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3740/9
9	556737459	LOT 9 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3745/9
10	556737509	LOT 10 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3750/9
11	556737559	LOT 11 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3755/9
12	556737609	LOT 12 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3760/9
13	556737659	LOT 13 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3765/9
14	556737709	LOT 14 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3770/9
15	556737759	LOT 15 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3775/9
16	556737809	LOT 16 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3780/9
17	556737859	LOT 17 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3785/9
18	556737909	LOT 18 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3790/9
19	556737959	LOT 19 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3795/9
20	556738009	LOT 20 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3800/9
21	556738059	LOT 21 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3805/9
22	556738109	LOT 22 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3810/9
23	556738159	LOT 23 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3815/9
24	556738209	LOT 24 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3820/9
25	556738259	LOT 25 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3825/9
26	556738309	LOT 26 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3830/9
27	556738359	LOT 27 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3835/9
28	556738409	LOT 28 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3840/9
29	556738459	LOT 29 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3845/9
30	556738509	LOT 30 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3850/9
31	556738559	LOT 31 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3855/9
32	556738609	LOT 32 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3860/9
33	556738659	LOT 33 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3865/9
34	556738709	LOT 34 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3870/9
35	556738759	LOT 35 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3875/9
36	556738809	LOT 36 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3880/9
37	556738859	LOT 37 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3885/9
38	556738909	LOT 38 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3890/9
39	556738959	LOT 39 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3895/9
40	556739009	LOT 40 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3900/9
41	556739059	LOT 41 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3905/9
42	556739109	LOT 42 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3910/9
43	556739159	LOT 43 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3915/9

**Reagan Landing CDD
Phase 1 Assessment Area
Legal Description**

LOT #	FOLIO	LEGAL DESCRIPTION
44	556739209	LOT 44 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3920/9
45	556739259	LOT 45 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3925/9
46	556739309	LOT 46 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3930/9
47	556739359	LOT 47 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3935/9
48	556739409	LOT 48 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3940/9
49	556739459	LOT 49 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3945/9
50	556739509	LOT 50 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3950/9
51	556739559	LOT 51 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3955/9
52	556739609	LOT 52 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3960/9
53	556739659	LOT 53 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3965/9
54	556739709	LOT 54 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3970/9
55	556739759	LOT 55 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3975/9
56	556739809	LOT 56 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3980/9
57	556739859	LOT 57 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3985/9
58	556739909	LOT 58 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3990/9
59	556739959	LOT 59 REAGAN LANDING PH IA-1 & IA-2 PI#5567.3995/9
60	556740009	LOT 60 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4000/9
61	556740059	LOT 61 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4005/9
62	556740109	LOT 62 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4010/9
63	556740159	LOT 63 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4015/9
64	556740209	LOT 64 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4020/9
65	556740259	LOT 65 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4025/9
66	556740309	LOT 66 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4030/9
67	556740359	LOT 67 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4035/9
68	556740409	LOT 68 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4040/9
69	556740459	LOT 69 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4045/9
70	556740509	LOT 70 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4050/9
71	556740559	LOT 71 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4055/9
72	556740609	LOT 72 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4060/9
73	556740659	LOT 73 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4065/9
74	556740709	LOT 74 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4070/9
75	556740759	LOT 75 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4075/9
76	556740809	LOT 76 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4080/9
77	556740859	LOT 77 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4085/9
78	556740909	LOT 78 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4090/9
79	556740959	LOT 79 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4095/9
80	556741009	LOT 80 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4100/9
81	556741059	LOT 81 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4105/9
82	556741109	LOT 82 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4110/9
83	556741159	LOT 83 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4115/9
84	556741209	LOT 84 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4120/9
85	556741259	LOT 85 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4125/9
86	556741309	LOT 86 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4130/9
87	556741359	LOT 87 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4135/9

**Reagan Landing CDD
Phase 1 Assessment Area
Legal Description**

LOT #	FOLIO	LEGAL DESCRIPTION
88	556741409	LOT 88 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4140/9
89	556741459	LOT 89 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4145/9
90	556741509	LOT 90 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4150/9
91	556741559	LOT 91 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4155/9
92	556741609	LOT 92 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4160/9
93	556741659	LOT 93 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4165/9
94	556741709	LOT 94 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4170/9
95	556741759	LOT 95 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4175/9
96	556741809	LOT 96 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4180/9
97	556741859	LOT 97 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4185/9
98	556741909	LOT 98 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4190/9
99	556741959	LOT 99 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4195/9
100	556742009	LOT 100 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4200/9
101	556742059	LOT 101 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4205/9
102	556742109	LOT 102 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4210/9
103	556742159	LOT 103 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4215/9
104	556742209	LOT 104 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4220/9
105	556742259	LOT 105 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4225/9
106	556742309	LOT 106 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4230/9
107	556742359	LOT 107 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4235/9
108	556742409	LOT 108 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4240/9
109	556742459	LOT 109 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4245/9
110	556742509	LOT 110 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4250/9
111	556742559	LOT 111 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4255/9
112	556742609	LOT 112 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4260/9
113	556742659	LOT 113 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4265/9
114	556742709	LOT 114 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4270/9
115	556742759	LOT 115 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4275/9
116	556742809	LOT 116 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4280/9
117	556742859	LOT 117 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4285/9
118	556742909	LOT 118 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4290/9
119	556742959	LOT 119 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4295/9
120	556743009	LOT 120 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4300/9
121	556743059	LOT 121 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4305/9
122	556743109	LOT 122 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4310/9
123	556743159	LOT 123 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4315/9
124	556743209	LOT 124 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4320/9
125	556743259	LOT 125 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4325/9
126	556743309	LOT 142 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4330/9
127	556743359	LOT 143 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4335/9
128	556743409	LOT 144 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4340/9
129	556743459	LOT 145 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4345/9
130	556743509	LOT 146 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4350/9
131	556743559	LOT 147 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4355/9

**Reagan Landing CDD
Phase 1 Assessment Area
Legal Description**

LOT #	FOLIO	LEGAL DESCRIPTION
132	556743609	LOT 148 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4360/9
133	556743659	LOT 149 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4365/9
134	556743709	LOT 150 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4370/9
135	556743759	LOT 151 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4375/9
136	556743809	LOT 152 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4380/9
137	556743859	LOT 153 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4385/9
138	556743909	LOT 154 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4390/9
139	556743959	LOT 155 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4395/9
140	556744009	LOT 156 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4400/9
141	556744059	LOT 157 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4405/9
142	556744109	LOT 158 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4410/9
143	556744159	LOT 159 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4415/9
144	556744209	LOT 160 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4420/9
145	556744259	LOT 161 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4425/9
146	556744309	LOT 162 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4430/9
147	556744359	LOT 163 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4435/9
148	556744409	LOT 164 REAGAN LANDING PH IA-1 & IA-2 PI#5567.4440/9

EXHIBIT C

Maturities and Coupon of Series 2026 Bonds

BOND PRICING

Reagan Landing Community Development District
Special Assessment Bonds, Series 2026 (2026 Project Area)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term 1:	05/01/2033	410,000	4.000%	4.000%	100.000
Term 2:	05/01/2046	1,245,000	5.250%	5.280%	99.624
Term 3:	05/01/2056	1,770,000	5.625%	5.625%	100.000
		3,425,000			

Dated Date	03/13/2026	
Delivery Date	03/13/2026	
First Coupon	05/01/2026	
Par Amount	3,425,000.00	
Original Issue Discount	-4,681.20	
Production	3,420,318.80	99.863323%
Underwriter's Discount	-68,500.00	-2.000000%
Purchase Price	3,351,818.80	97.863323%
Accrued Interest		
Net Proceeds	3,351,818.80	

EXHIBIT D

Sources and Uses of Funds for Series 2026 Bonds

SOURCES AND USES OF FUNDS

Reagan Landing Community Development District
Special Assessment Bonds, Series 2026 (2026 Project Area)

Sources:

Bond Proceeds:	
Par Amount	3,425,000.00
Original Issue Discount	-4,681.20
	<hr/>
	3,420,318.80
	<hr/> <hr/>

Uses:

Other Fund Deposits:	
Debt Service Reserve Fund (25% MADS)	58,456.25
Capitalized Interest Fund (thru 5/1/26)	<hr/> 24,176.67
	82,632.92
Delivery Date Expenses:	
Cost of Issuance	201,175.00
Underwriter's Discount	<hr/> 68,500.00
	269,675.00
Other Uses of Funds:	
Construction Fund	3,068,010.88
	<hr/>
	3,420,318.80
	<hr/> <hr/>

EXHIBIT E

Annual Debt Service Payment Due on Series 2026 Bonds

BOND DEBT SERVICE

Reagan Landing Community Development District
Special Assessment Bonds, Series 2026 (2026 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2026			24,176.67	24,176.67	
11/01/2026			90,662.50	90,662.50	114,839.17
05/01/2027	50,000	4.000%	90,662.50	140,662.50	
11/01/2027			89,662.50	89,662.50	230,325.00
05/01/2028	55,000	4.000%	89,662.50	144,662.50	
11/01/2028			88,562.50	88,562.50	233,225.00
05/01/2029	55,000	4.000%	88,562.50	143,562.50	
11/01/2029			87,462.50	87,462.50	231,025.00
05/01/2030	60,000	4.000%	87,462.50	147,462.50	
11/01/2030			86,262.50	86,262.50	233,725.00
05/01/2031	60,000	4.000%	86,262.50	146,262.50	
11/01/2031			85,062.50	85,062.50	231,325.00
05/01/2032	65,000	4.000%	85,062.50	150,062.50	
11/01/2032			83,762.50	83,762.50	233,825.00
05/01/2033	65,000	4.000%	83,762.50	148,762.50	
11/01/2033			82,462.50	82,462.50	231,225.00
05/01/2034	70,000	5.250%	82,462.50	152,462.50	
11/01/2034			80,625.00	80,625.00	233,087.50
05/01/2035	70,000	5.250%	80,625.00	150,625.00	
11/01/2035			78,787.50	78,787.50	229,412.50
05/01/2036	75,000	5.250%	78,787.50	153,787.50	
11/01/2036			76,818.75	76,818.75	230,606.25
05/01/2037	80,000	5.250%	76,818.75	156,818.75	
11/01/2037			74,718.75	74,718.75	231,537.50
05/01/2038	85,000	5.250%	74,718.75	159,718.75	
11/01/2038			72,487.50	72,487.50	232,206.25
05/01/2039	90,000	5.250%	72,487.50	162,487.50	
11/01/2039			70,125.00	70,125.00	232,612.50
05/01/2040	95,000	5.250%	70,125.00	165,125.00	
11/01/2040			67,631.25	67,631.25	232,756.25
05/01/2041	100,000	5.250%	67,631.25	167,631.25	
11/01/2041			65,006.25	65,006.25	232,637.50
05/01/2042	105,000	5.250%	65,006.25	170,006.25	
11/01/2042			62,250.00	62,250.00	232,256.25
05/01/2043	110,000	5.250%	62,250.00	172,250.00	
11/01/2043			59,362.50	59,362.50	231,612.50
05/01/2044	115,000	5.250%	59,362.50	174,362.50	
11/01/2044			56,343.75	56,343.75	230,706.25
05/01/2045	120,000	5.250%	56,343.75	176,343.75	
11/01/2045			53,193.75	53,193.75	229,537.50
05/01/2046	130,000	5.250%	53,193.75	183,193.75	
11/01/2046			49,781.25	49,781.25	232,975.00
05/01/2047	135,000	5.625%	49,781.25	184,781.25	
11/01/2047			45,984.38	45,984.38	230,765.63
05/01/2048	145,000	5.625%	45,984.38	190,984.38	
11/01/2048			41,906.25	41,906.25	232,890.63
05/01/2049	150,000	5.625%	41,906.25	191,906.25	
11/01/2049			37,687.50	37,687.50	229,593.75
05/01/2050	160,000	5.625%	37,687.50	197,687.50	
11/01/2050			33,187.50	33,187.50	230,875.00
05/01/2051	170,000	5.625%	33,187.50	203,187.50	
11/01/2051			28,406.25	28,406.25	231,593.75
05/01/2052	180,000	5.625%	28,406.25	208,406.25	
11/01/2052			23,343.75	23,343.75	231,750.00
05/01/2053	190,000	5.625%	23,343.75	213,343.75	

BOND DEBT SERVICE

Reagan Landing Community Development District
Special Assessment Bonds, Series 2026 (2026 Project Area)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			18,000.00	18,000.00	231,343.75
05/01/2054	200,000	5.625%	18,000.00	218,000.00	
11/01/2054			12,375.00	12,375.00	230,375.00
05/01/2055	215,000	5.625%	12,375.00	227,375.00	
11/01/2055			6,328.13	6,328.13	233,703.13
05/01/2056	225,000	5.625%	6,328.13	231,328.13	
11/01/2056					231,328.13
	3,425,000		3,640,676.69	7,065,676.69	7,065,676.69

This instrument prepared by and upon recording should be returned to:

Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

This space reserved for use by
the Clerk of the Circuit Court

**REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT'S
NOTICE OF SERIES 2026 (2026 PROJECT AREA) SPECIAL ASSESSMENTS**

PLEASE TAKE NOTICE that the Board of Supervisors of the Reagan Landing Community Development District (the “**District**”) in accordance with Chapters 170, 190, and 197, *Florida Statutes*, adopted Resolution Nos. 2025-27, 2025-28, 2026-04, and 2026-06 (collectively, the “**Assessment Resolutions**”), providing for, levying and setting forth the terms of non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that are specially benefitted by the improvements of the 2026 Project as described in the District’s adopted *Master Report of District Engineer*, dated October 2025 (the “**Engineer’s Report**”).

To finance the costs of the Series 2026 Project, the District issued Reagan Landing Community Development District Special Assessment Bonds, Series 2026 (2026 Project Area), which are secured by the non-ad valorem assessments levied by the Assessment Resolutions (the “**Series 2026 Assessments**”), as described in the *Phase 1 Master Special Assessment Methodology Report*, dated December 10, 2025, and the *Phase 1 First Supplemental Special Assessment Methodology Report*, dated February 19, 2026 (together, the “**2026 Assessment Report**”). The legal description of the lands on which said Series 2026 Assessments are imposed is attached to this Notice as **Exhibit A**. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

Reagan Landing Community Development District

c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Ph.: 561-630-4922

The Series 2026 Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2026 Assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE LIEN FOR THE SERIES 2026 ASSESSMENTS IS STATUTORY AND NO FILING IS NECESSARY IN ORDER TO PERFECT OR PROVIDE RECORD NOTICE THEREOF. THIS NOTICE IS FOR INFORMATIONAL PURPOSES. IN ADDITION TO THE MINUTES, RECORDS AND OTHER MATERIAL OF THE DISTRICT AVAILABLE FROM THE DISTRICT, THIS**

**ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF SECTION 197.573
OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF
THE FLORIDA STATUTES AND OTHER APPLICABLE LAW.**

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IN WITNESS WHEREOF, this Notice has been executed to be effective as of the 13th day of March, 2026, and recorded in the Official Records of Manatee County, Florida.

**REAGAN LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Address: _____

Street

City, State, Zip

By: _____
Chairperson, Board of Supervisors

Print Name: _____

Address: _____

Street

City, State, Zip

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of March, 2026, by _____, as Chairperson of the Board of Supervisors of the Reagan Landing Community Development District, who is [] personally known to me or [] has produced _____ as identification.

NOTARY STAMP

(official notary signature)

Printed Name: _____

Exhibit A

Legal Description

Lots 1-125 and 142-164 of Reagan Landing Phase IA-1 and IA-2, according to the plat thereof recorded in Plat Book 88, Pages 28 through 43 of the Public Records of Manatee County, Florida.

This instrument was prepared by:

Alyssa C. Willson, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

DISCLOSURE OF PUBLIC FINANCE (SERIES 2026 – PHASE 1)

The Reagan Landing Community Development District (“**District**”) is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 25-53, which was enacted by the Board of County Commissioners of Manatee County, Florida on November 6, 2025, and which became effective on November 7, 2025. The District currently encompasses approximately 98.303 acres of land located entirely within Manatee County, Florida. The legal description of the lands encompassed within Phase 1 within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction. The District is governed by a five-member Board of Supervisors (“**Board**”), the members of which must be residents of the State and citizens of the United States.

For more information about the District, please contact the District’s Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“**District Office**”).

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sanitary sewer system, water distribution system, irrigation/reclaimed water system, offsite improvements, stormwater management system, landscaping, hardscape, irrigation, recreational facilities and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District. To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects.

2026 Bonds & Assessments

On March 13, 2026, the District issued its \$3,425,000 Special Assessment Bonds, Series 2026 (2026 Project Area) ("**Bonds**") to finance a portion of its capital improvement plan known as the "2026 Project" ("**Project**"). The Project includes, among other things, offsite roadways, sanitary sewer collection system, water distribution system, and stormwater management system. The Project is estimated to cost approximately \$9,814,841.66 and is described in more detail in the *Reagan Landing Community Development District, Master Report of District Engineer*, dated October 2025 ("**Engineer's Report**").

The Bonds are secured by special assessments ("**Assessments**") levied and imposed on certain benefitted lands within the District. The Assessments are further described in the *Phase 1 Master Special Assessment Methodology Report*, dated December 10, 2025, and as supplemented by the *Phase 1 First Supplemental Special Assessment Methodology Report*, dated February 19, 2026 (together, the "**Assessment Report**").

Operation and Maintenance Assessments

In addition to debt service assessments, the District may also impose on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District, and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Manatee County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

A detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District's Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the date of closing on the District's 2026 Bonds.

WITNESS

**REAGAN LANDING COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____
Address: 2501A Burns Road
Palm Beach Gardens, Florida 33410

By: _____
Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of March, 2026, by _____, as _____ of **REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

(NOTARY SEAL)

EXHIBIT A: Legal Description

EXHIBIT A

Legal Description

Lots 1-125 and 142-164 of Reagan Landing Phase IA-1 and IA-2, according to the plat thereof recorded in Plat Book 88, Pages 28 through 43 of the Public Records of Manatee County, Florida.