



**REAGAN LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
MAY 18, 2026
1:00 P.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
561.630.4923 Facsimile

AGENDA
REAGAN LANDING
COMMUNITY DEVELOPMENT DISTRICT
Del Webb Catalina Sales Center
4844 Starlight Beach Lane
Lakewood Ranch, Florida 34211
REGULAR BOARD MEETING
May 18, 2026
1:00 P.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. March 11, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Preserve Agreement
 - 2. Consider Resolution No. 2026-07 – Adopting a Fiscal Year 2026/2027 Proposed Budget...Page 5
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-05-08

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: May 18, 2026

TIME: 1:00 p.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.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen

District Manager

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

www.reaganlandingcdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 05/08/26

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

A. CALL TO ORDER

The March 11, 2026, Regular Board Meeting of the Reagan Landing Community Development District (the “District”) was called to order at 9:01 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 March 2, 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 Supervisor Daniel Gomez.

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

Also present was James Candela of Special District Services, Inc. (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. February 11, 2026, Regular Board Meeting

A **motion** was made by Mr. Pereira, seconded by Mr. Gomez and passed unanimously approving the minutes of the February 11, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-06 – Adopting Supplemental Assessment Resolution

Resolution No. 2026-06 was presented, entitled:

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.

Mr. Smith presented the Engineer’s Report, which was previously approved by the Board. The costs were listed on a tables beginning on Page 31 with both the current boundaries and a column for future expansion.

Mr. Candela presented the Supplemental Methodology, which was updated to reflect the actual pricing of the bonds from the previous version approved by the Board.

Ms. Willson asked if the Supplemental Methodology applies the Master Methodology to the final pricing to which Mr. Candela responded affirmatively.

A **motion** was made by Mr. Pereira, seconded by Mr. Gomez and passed unanimously adopting Resolution No. 2026-06, as presented.

2. Consider Notice of Assessments

Ms. Willson presented the notice indicating that this was a legal requirement that alerts the property owner to the assessment.

A **motion** was made by Mr. Pereira, seconded by Mr. Gomez and passed unanimously approving the Notice of Assessments, as presented.

3. Consider Disclosure of Public Financing

Ms. Willson presented the disclosure indicating that it was a legal requirement notifying the homeowners of the debt. This disclosure lists the assets and items that were funded with the public funds.

A **motion** was made by Mr. Pereira, seconded by Mr. Gomez and passed unanimously approving the Disclosure of Public Financing, as presented.

4. Consider Acquisition Agreement

The Board was advised that Earthwork and Phase 1 Stormwater were ready for conveyance to the District. Their conservation area will be conveyed when the preserves enter the 5-year maintenance phase. The District will be responsible for the maintenance at that time.

A **motion** was made by Mr. Pereira, seconded by Mr. Gomez and passed unanimously authorizing the Chair or Vice Chair to sign off on the acquisition and requisition one, as advised by District Counsel and District staff.

I. ADMINISTRATIVE MATTERS

Staff advised of a conflict with the current meeting time. There was a consensus of the Board to change the meeting dates and time to the 3rd Monday of each month at 1:00 p.m.

J. BOARD MEMBER COMMENTS

The Board was advised that the community would have the first closing on March 31. This will be after the bond closing, so no additional notice will be needed. Mailed notices will be needed for the budget.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Pereira made a **motion**, seconded by Mr. Gomez and passed unanimously adjourning the meeting at 9:27 a.m.

Chairperson

Secretary

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Reagan Landing Community Development District (“**District**”) the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: 1:00 P.M.
LOCATION: Del Webb Catalina Sales Center
4844 Starlight Beach Lane
Lakewood Ranch, Florida 34211

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF May, 2026.

ATTEST:

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Reagan Landing Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (2026 BOND)
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	59,200
Developer Contribution	68,919
Debt Assessments (2026)	251,425
Interest Income	200
TOTAL REVENUES	\$ 379,744
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	36,000
Legal	24,000
Assessment Roll	5,000
Audit Fees	4,500
Arbitrage Rebate Fee	0
Insurance	5,500
Legal Advertisements	18,000
Miscellaneous	2,500
Postage	300
Office Supplies	1,200
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,500
Dissemination Services	3,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 109,175
Maintenance Expenditures	
Engineering/Inspections	10,000
Lake Bank Maintenance	0
Preserve Maintenance	0
Pipe Inspection/Maintenance	0
Miscellaneous Maintenance	0
Maintenance/Contingency	5,000
Total Maintenance Expenditures	\$ 15,000
Total O&M Expenditures	\$ 124,175
REVENUES LESS EXPENDITURES	\$ 255,569
Bond Payments (2026)	(233,825)
BALANCE	\$ 21,744
County Appraiser & Tax Collector Fee	(9,350)
Discounts For Early Payments	(12,394)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	0	0	59,200	Expenditures Less Interest & Carryover/.93
Developer Contribution	0	172,000	68,919	For Expenditures That Exceed \$400 O&M Rate For 148 Units
Debt Assessments (2026)	0	0	251,425	Payment To Trustee/.93
Interest Income	0	200	200	
TOTAL REVENUES	\$ -	\$ 172,200	\$ 379,744	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	8% Of Supervisor Fees
Management	0	30,000	36,000	Twelve Months X \$3,000
Legal	0	24,000	24,000	No Change From 2025/2026 Budget
Assessment Roll	0	5,000	5,000	As Per Contract
Audit Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Arbitrage Rebate Fee	0	0	0	District Qualifies For Small User Exception
Insurance	0	6,500	5,500	Insurance Estimate
Legal Advertisements	0	24,000	18,000	\$6,000 Decrease From 2025/2026 Budget
Miscellaneous	0	2,500	2,500	
Postage	0	300	300	
Office Supplies	0	1,200	1,200	High Office Supplies Costs In Initial Months
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	0	2,500	3,000	Twelve Months X \$250
Trustee Fees	0	0	4,500	Commences In Fiscal Year Following Issuing Of Bond
Dissemination Services	0	0	3,500	Required By Underwriter
Continuing Disclosure Fee	0	0	1,000	
Total Administrative Expenditures	\$ -	\$ 96,175	\$ 109,175	
Maintenance Expenditures				
Engineering/Inspections	0	25,000	10,000	\$15,000 Decrease From 2025/2026 Budget
Lake Bank Maintenance	0	10,200	0	
Preserve Maintenance	0	10,200	0	
Pipe Inspection/Maintenance	0	10,200	0	
Miscellaneous Maintenance	0	10,200	0	
Maintenance/Contingency	0	10,225	5,000	Maintenance/Contingency
Total Maintenance Expenditures	\$ -	\$ 76,025	\$ 15,000	
Total O&M Expenditures	\$ -	\$ 172,200	\$ 124,175	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ 255,569	
Bond Payments (2026)	0	0	(233,825)	
BALANCE	\$ -	\$ -	\$ 21,744	
County Appraiser & Tax Collector Fee	0	0	(9,350)	Three Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(12,394)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2026)
REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	500	Projected Interest For 2026/2027
NAV Tax Collection	0	0	233,825	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 234,325	
EXPENDITURES				
Principal Payments	0	0	50,000	Principal Payment Due In 2027
Interest Payments	0	0	180,325	Interest Payments Due In 2027
Bond Proceeds	0	0	0	
Bond Redemption	0	-	4,000	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 234,325	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: Capitalized Interest Was Set-Up Through 5/1/26.

Series 2026 Bond Information

Original Par Amount = \$3,425,000 Annual Principal Payments Due = May 1st

Interest Rate = 4.00% - 5.625% Annual Interest Payments Due = May 1st & November 1st

Issue Date = March 2026

Maturity Date = May 2056

Par Amount As Of 5/1/26 = \$3,425,000

REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For 42' Lots	\$ -	\$ -	\$ 400.00
<u>Debt For 42' Lots</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,352.78</u>
Total For 42' Lots	\$ -	\$ -	\$ 1,752.78
O & M For 52' Lots	\$ -	\$ -	\$ 400.00
<u>Debt For 52' Lots</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,674.88</u>
Total For 52' Lots	\$ -	\$ -	\$ 2,074.88
O & M For 62' Lots	\$ -	\$ -	\$ 400.00
<u>Debt For 62' Lots</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,996.97</u>
Total For 62' Lots	\$ -	\$ -	\$ 2,396.97

* Assessments Include the Following:

- 4% Discount for Early Payments
- 1.5% County Tax Collector Fee
- 1.5% County Property Appraiser Fee

Community Information (2026 Bond):

42' Lots: 33
 52' Lots: 71
 62' Lots: 44
 Total: 148 Lots

Final Site Plan: 430 Lots