

Reagan Landing
Community Development District

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

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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	67,219
Debt Assessments (2026)	251,425
Interest Income	200
TOTAL REVENUES	\$ 378,044
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
Wetland Maintenance	3,300
Maintenance/Contingency	0
Total Maintenance Expenditures	\$ 13,300
Total O&M Expenditures	\$ 122,475
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	67,219	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	\$ 378,044	
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	
Wetland Maintenance	0	0	3,300	
Maintenance/Contingency	0	10,225	0	Maintenance/Contingency
Total Maintenance Expenditures	\$ -	\$ 76,025	\$ 13,300	
Total O&M Expenditures	\$ -	\$ 172,200	\$ 122,475	
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