

RESOLUTION 2026-11

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

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Colbert Landings Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida*

Statutes (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Colbert Landings Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,383,888 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 702,415
DEBT SERVICE FUND – SERIES 2023-1 AND SERIES 2023-2	\$ 285,694
DEBT SERVICE FUND – SERIES 2026	\$ <u>395,779</u>
TOTAL ALL FUNDS	\$1,383,888

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED this 6th day of August, 2026.

ATTEST:

**COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A:
Adopted Budget for Fiscal Year 2027

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
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**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	\$318,476				\$ 731,683
Allowable discounts (4%)	(12,739)				(29,267)
Assessment levy: on-roll - net	305,737	\$299,679	\$ 6,058	\$ 305,737	702,415
Assessment levy: off-roll	54,607	-	54,607	54,607	-
Landowner contribution	333,806	56,281	277,525	333,806	-
Total revenues	694,150	355,960	277,525	694,150	702,415
EXPENDITURES					
Professional & administrative					
Supervisors	1,288	-	1,288	1,288	1,288
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	4,446	5,000	9,446	10,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Engineering - annual report	-	-	-	-	5,000
Audit	5,400	-	5,400	5,400	5,400
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Dissemination agent - 2nd bond series*	2,000	-	581	581	1,000
Trustee	8,500	4,496	4,496	8,992	13,500
EMMA software service	2,000	-	2,000	2,000	2,000
Telephone	200	100	100	200	200
Postage	500	107	393	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	80	1,420	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,350	5,512	-	5,512	6,063
Contingencies/bank charges	750	495	255	750	750
Website hosting & maintenance	705	850	-	850	705
Website ADA compliance	210	-	-	-	145
Tax collector	6,370	5,994	376	6,370	14,634
Total professional & administrative	104,448	47,505	49,559	97,064	121,360

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2027
Field operations					
Field operations accounting	2,400	1,200	1,200	2,400	2,400
Landscape maintenance	125,000	48,414	76,586	125,000	125,000
Landscape replacement	15,000	-	15,000	15,000	15,000
Irrigation repairs	3,500	1,101	2,399	3,500	3,500
Pond maintenance	24,000	12,060	11,940	24,000	24,000
Wetland monitoring	10,000	-	10,000	10,000	10,000
Nuisance animal removal	19,876	-	19,876	19,876	19,876
Walking trails	2,500	-	2,500	2,500	2,500
Dog stations	3,000	-	-	-	-
Well maintenance	10,000	-	-	-	5,000
Pressure washing	7,500	-	7,500	7,500	7,500
Misc. repairs & replacements	10,000	-	10,000	10,000	10,000
Holiday decorations	5,000	-	5,000	5,000	5,000
Amenities					
Operations management	40,392	6,732	33,660	40,392	40,392
Pool maintenance	19,200	7,970	11,230	19,200	19,200
Repairs & maintenance	3,500	-	3,500	3,500	3,500
Court maintenance	1,500	2,575	-	2,575	3,000
Tot lot maintenance	1,500	-	1,500	1,500	1,500
Janitorial	9,600	5,400	4,200	9,600	9,600
Access control/monitoring	14,500	710	13,790	14,500	14,500
Water	1,500	-	1,500	1,500	5,000
Electricity - amenity	5,000	2,612	2,388	5,000	9,375
Insurance - property	90,000	15,708	2,062	17,770	19,395
Internet	2,484	500	1,984	2,484	2,484
Utilities					
Electricity - common	12,000	1,255	10,745	12,000	12,000
Water	-	1,274	1,590	2,864	5,000
Streetlights	105,000	25,541	79,459	105,000	124,500
Total field operations	<u>543,952</u>	<u>133,052</u>	<u>329,609</u>	<u>462,661</u>	<u>499,222</u>
Total expenditures	<u>648,400</u>	<u>180,557</u>	<u>379,168</u>	<u>559,725</u>	<u>620,582</u>
Excess/(deficiency) of revenues over/(under) expenditures	45,750	175,403	(101,643)	134,425	81,833
Fund balance - beginning (unaudited)	-	17,495	192,898	17,495	151,920
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	174,239
Unassigned	45,750	192,898	91,255	151,920	59,514
Fund balance - ending	<u>\$ 45,750</u>	<u>\$ 192,898</u>	<u>\$ 91,255</u>	<u>\$ 151,920</u>	<u>\$ 233,753</u>

* These items will be realized when bonds are issued

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 1,288
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Engineering - stormwater reporting	5,000
Engineering - annual report	5,000
Audit	5,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell,	
Dissemination agent - 2nd bond series*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell,	
Trustee	13,500
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA	2,000
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,063
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145
Tax collector	14,634

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Field operations accounting	2,400
Landscape maintenance	125,000
Landscape replacement	15,000
Irrigation repairs	3,500
Pond maintenance	24,000
Wetland monitoring	10,000
Nuisance animal removal	19,876
Walking trails	2,500
Well maintenance	5,000
Pressure washing	7,500
Misc. repairs & replacements	10,000
Holiday decorations	5,000

Amenities

Operations management	40,392
Pool maintenance	19,200
Repairs & maintenance	3,500
Court maintenance	3,000
Tot lot maintenance	1,500
Janitorial	9,600
Access control/monitoring	14,500
Water	5,000
Electricity - amenity	9,375
Insurance - property	19,395
Internet	2,484

Utilities

Electricity - common	12,000
Entry lights, irrigation, meters, well	
Water	5,000
Streetlights	124,500
Total expenditures	<u><u>\$ 620,582</u></u>

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2027

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ 153,988				\$ 150,392
Assessment levy: on-roll - Series 2023-2	151,843				147,206
Allowable discounts (4%)	(12,233)				(11,904)
Net assessment levy - on-roll	293,598	\$ 286,410	\$ 7,188	\$ 293,598	285,694
Assessment prepayments	-	38,493	-	38,493	-
Interest	-	4,669	-	4,669	-
Total revenues	293,598	329,572	7,188	336,760	285,694
EXPENDITURES					
Debt service					
Principal - Series 2023-1	30,000	-	30,000	30,000	25,000
Principal - Series 2023-2	25,000	-	25,000	25,000	25,000
Principal prepayment	-	20,000	-	20,000	-
Interest - Series 2023-1	121,340	58,566	57,971	116,537	114,655
Interest - Series 2023-2	114,683	57,341	57,342	114,683	113,395
Tax collector	6,117	5,728	389	6,117	5,952
Total expenditures	297,140	141,635	170,702	312,337	284,002
Excess/(deficiency) of revenues over/(under) expenditures	(3,542)	187,937	(163,514)	24,423	1,692
Fund balance:					
Beginning fund balance (unaudited)	340,917	316,502	504,439	316,502	340,925
Ending fund balance (projected)	<u>\$337,375</u>	<u>\$504,439</u>	<u>\$340,925</u>	<u>\$340,925</u>	<u>342,617</u>
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023-1					(72,197)
Debt service reserve account balance (required) - Series 2023-2					(71,366)
Interest expense - November 1, 2027 - Series 2023-1					(56,684)
Interest expense - November 1, 2027 - Series 2023-2					(56,054)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 86,316</u>

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25		20,000.00		58,566.25	58,566.25	1,910,000.00
05/01/26	25,000.00		5.150%	57,971.25	82,971.25	1,885,000.00
11/01/26				57,327.50	57,327.50	1,885,000.00
05/01/27	25,000.00		5.150%	57,327.50	82,327.50	1,860,000.00
11/01/27				56,683.75	56,683.75	1,860,000.00
05/01/28	30,000.00		5.150%	56,683.75	86,683.75	1,830,000.00
11/01/28				55,911.25	55,911.25	1,830,000.00
05/01/29	30,000.00		5.150%	55,911.25	85,911.25	1,800,000.00
11/01/29				55,138.75	55,138.75	1,800,000.00
05/01/30	30,000.00		5.350%	55,138.75	85,138.75	1,770,000.00
11/01/30				54,336.25	54,336.25	1,770,000.00
05/01/31	35,000.00		5.350%	54,336.25	89,336.25	1,735,000.00
11/01/31				53,400.00	53,400.00	1,735,000.00
05/01/32	35,000.00		5.350%	53,400.00	88,400.00	1,700,000.00
11/01/32				52,463.75	52,463.75	1,700,000.00
05/01/33	40,000.00		5.350%	52,463.75	92,463.75	1,660,000.00
11/01/33				51,393.75	51,393.75	1,660,000.00
05/01/34	40,000.00		5.350%	51,393.75	91,393.75	1,620,000.00
11/01/34				50,323.75	50,323.75	1,620,000.00
05/01/35	40,000.00		6.050%	50,323.75	90,323.75	1,580,000.00
11/01/35				49,113.75	49,113.75	1,580,000.00
05/01/36	45,000.00		6.050%	49,113.75	94,113.75	1,535,000.00
11/01/36				47,752.50	47,752.50	1,535,000.00
05/01/37	50,000.00		6.050%	47,752.50	97,752.50	1,485,000.00
11/01/37				46,240.00	46,240.00	1,485,000.00
05/01/38	50,000.00		6.050%	46,240.00	96,240.00	1,435,000.00
11/01/38				44,727.50	44,727.50	1,435,000.00
05/01/39	55,000.00		6.050%	44,727.50	99,727.50	1,380,000.00
11/01/39				43,063.75	43,063.75	1,380,000.00
05/01/40	55,000.00		6.050%	43,063.75	98,063.75	1,325,000.00
11/01/40				41,400.00	41,400.00	1,325,000.00
05/01/41	60,000.00		6.050%	41,400.00	101,400.00	1,265,000.00
11/01/41				39,585.00	39,585.00	1,265,000.00
05/01/42	65,000.00		6.050%	39,585.00	104,585.00	1,200,000.00
11/01/42				37,618.75	37,618.75	1,200,000.00
05/01/43	70,000.00		6.050%	37,618.75	107,618.75	1,130,000.00
11/01/43				35,501.25	35,501.25	1,130,000.00
05/01/44	75,000.00		6.050%	35,501.25	110,501.25	1,055,000.00
11/01/44				33,232.50	33,232.50	1,055,000.00
05/01/45	80,000.00		6.300%	33,232.50	113,232.50	975,000.00
11/01/45				30,712.50	30,712.50	975,000.00
05/01/46	85,000.00		6.300%	30,712.50	115,712.50	890,000.00
11/01/46				28,035.00	28,035.00	890,000.00
05/01/47	90,000.00		6.300%	28,035.00	118,035.00	800,000.00
11/01/47				25,200.00	25,200.00	800,000.00
05/01/48	95,000.00		6.300%	25,200.00	120,200.00	705,000.00

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE**

	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48				22,207.50	22,207.50	705,000.00
05/01/49	100,000.00		6.300%	22,207.50	122,207.50	605,000.00
11/01/49				19,057.50	19,057.50	605,000.00
05/01/50	105,000.00		6.300%	19,057.50	124,057.50	500,000.00
11/01/50				15,750.00	15,750.00	500,000.00
05/01/51	115,000.00		6.300%	15,750.00	130,750.00	385,000.00
11/01/51				12,127.50	12,127.50	385,000.00
05/01/52	120,000.00		6.300%	12,127.50	132,127.50	265,000.00
11/01/52				8,347.50	8,347.50	265,000.00
05/01/53	130,000.00		6.300%	8,347.50	138,347.50	135,000.00
11/01/53				4,252.50	4,252.50	135,000.00
05/01/54	135,000.00		6.300%	4,252.50	139,252.50	-
Total	1,910,000.00			2,258,345.00	4,168,345.00	

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			57,341.25	57,341.25	1,890,000.00
05/01/26	25,000.00	5.150%	57,341.25	82,341.25	1,865,000.00
11/01/26			56,697.50	56,697.50	1,865,000.00
05/01/27	25,000.00	5.150%	56,697.50	81,697.50	1,840,000.00
11/01/27			56,053.75	56,053.75	1,840,000.00
05/01/28	30,000.00	5.150%	56,053.75	86,053.75	1,810,000.00
11/01/28			55,281.25	55,281.25	1,810,000.00
05/01/29	30,000.00	5.150%	55,281.25	85,281.25	1,780,000.00
11/01/29			54,508.75	54,508.75	1,780,000.00
05/01/30	30,000.00	5.350%	54,508.75	84,508.75	1,750,000.00
11/01/30			53,706.25	53,706.25	1,750,000.00
05/01/31	35,000.00	5.350%	53,706.25	88,706.25	1,715,000.00
11/01/31			52,770.00	52,770.00	1,715,000.00
05/01/32	35,000.00	5.350%	52,770.00	87,770.00	1,680,000.00
11/01/32			51,833.75	51,833.75	1,680,000.00
05/01/33	40,000.00	5.350%	51,833.75	91,833.75	1,640,000.00
11/01/33			50,763.75	50,763.75	1,640,000.00
05/01/34	40,000.00	5.350%	50,763.75	90,763.75	1,600,000.00
11/01/34			49,693.75	49,693.75	1,600,000.00
05/01/35	40,000.00	6.050%	49,693.75	89,693.75	1,560,000.00
11/01/35			48,483.75	48,483.75	1,560,000.00
05/01/36	45,000.00	6.050%	48,483.75	93,483.75	1,515,000.00
11/01/36			47,122.50	47,122.50	1,515,000.00
05/01/37	50,000.00	6.050%	47,122.50	97,122.50	1,465,000.00
11/01/37			45,610.00	45,610.00	1,465,000.00
05/01/38	50,000.00	6.050%	45,610.00	95,610.00	1,415,000.00
11/01/38			44,097.50	44,097.50	1,415,000.00
05/01/39	55,000.00	6.050%	44,097.50	99,097.50	1,360,000.00
11/01/39			42,433.75	42,433.75	1,360,000.00
05/01/40	55,000.00	6.050%	42,433.75	97,433.75	1,305,000.00
11/01/40			40,770.00	40,770.00	1,305,000.00
05/01/41	60,000.00	6.050%	40,770.00	100,770.00	1,245,000.00
11/01/41			38,955.00	38,955.00	1,245,000.00
05/01/42	65,000.00	6.050%	38,955.00	103,955.00	1,180,000.00
11/01/42			36,988.75	36,988.75	1,180,000.00
05/01/43	70,000.00	6.050%	36,988.75	106,988.75	1,110,000.00
11/01/43			34,871.25	34,871.25	1,110,000.00
05/01/44	75,000.00	6.050%	34,871.25	109,871.25	1,035,000.00
11/01/44			32,602.50	32,602.50	1,035,000.00
05/01/45	75,000.00	6.300%	32,602.50	107,602.50	960,000.00
11/01/45			30,240.00	30,240.00	960,000.00
05/01/46	80,000.00	6.300%	30,240.00	110,240.00	880,000.00
11/01/46			27,720.00	27,720.00	880,000.00
05/01/47	85,000.00	6.300%	27,720.00	112,720.00	795,000.00
11/01/47			25,042.50	25,042.50	795,000.00
05/01/48	95,000.00	6.300%	25,042.50	120,042.50	700,000.00
11/01/48			22,050.00	22,050.00	700,000.00
05/01/49	100,000.00	6.300%	22,050.00	122,050.00	600,000.00

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			18,900.00	18,900.00	600,000.00
05/01/50	105,000.00	6.300%	18,900.00	123,900.00	495,000.00
11/01/50			15,592.50	15,592.50	495,000.00
05/01/51	110,000.00	6.300%	15,592.50	125,592.50	385,000.00
11/01/51			12,127.50	12,127.50	385,000.00
05/01/52	120,000.00	6.300%	12,127.50	132,127.50	265,000.00
11/01/52			8,347.50	8,347.50	265,000.00
05/01/53	130,000.00	6.300%	8,347.50	138,347.50	135,000.00
11/01/53			4,252.50	4,252.50	135,000.00
05/01/54	135,000.00	6.300%	4,252.50	139,252.50	-
Total	1,890,000.00		2,229,715.00	4,119,715.00	

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2026
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Budget FY 2027
REVENUES					
Special assessment - on-roll	\$ -				\$ 412,270
Allowable discounts (4%)	-				(16,491)
Assessment levy: net	-	\$ -	\$ -	\$ -	395,779
Total revenues	-	-	-	-	395,779
EXPENDITURES					
Debt service					
Principal	-	-	-	-	80,000
Interest	-	-	29,653	29,653	305,003
Total debt service	-	-	29,653	29,653	385,003
Other fees & charges					
Costs of issuance	-	181,730	-	181,730	-
Underwriter's discount	-	112,400	-	112,400	-
Tax collector	-	-	-	-	8,245
Total other fees & charges	-	294,130	-	294,130	8,245
Total expenditures	-	294,130	29,653	323,783	393,248
Excess/(deficiency) of revenues over/(under) expenditures	-	(294,130)	(29,653)	(323,783)	2,531
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	573,168	-	573,168	-
Total other financing sources/(uses)	-	573,168	-	573,168	-
Fund balance:					
Net increase/(decrease) in fund balance	-	279,038	(29,653)	249,385	2,531
Beginning fund balance (unaudited)	-	-	279,038	-	249,385
Ending fund balance (projected)	\$ -	\$ 279,038	\$ 249,385	\$ 249,385	251,916
Use of fund balance:					
Debt service reserve account balance (required)					(96,883)
Principal and Interest expense - November 1, 2027					(150,901)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 4,132

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			29,653.02	29,653.02	5,620,000.00
11/01/26			152,501.25	152,501.25	5,620,000.00
05/01/27	80,000.00	4.000%	152,501.25	232,501.25	5,540,000.00
11/01/27			150,901.25	150,901.25	5,540,000.00
05/01/28	85,000.00	4.000%	150,901.25	235,901.25	5,455,000.00
11/01/28			149,201.25	149,201.25	5,455,000.00
05/01/29	90,000.00	4.000%	149,201.25	239,201.25	5,365,000.00
11/01/29			147,401.25	147,401.25	5,365,000.00
05/01/30	90,000.00	4.000%	147,401.25	237,401.25	5,275,000.00
11/01/30			145,601.25	145,601.25	5,275,000.00
05/01/31	95,000.00	4.000%	145,601.25	240,601.25	5,180,000.00
11/01/31			143,701.25	143,701.25	5,180,000.00
05/01/32	100,000.00	5.350%	143,701.25	243,701.25	5,080,000.00
11/01/32			141,026.25	141,026.25	5,080,000.00
05/01/33	105,000.00	5.350%	141,026.25	246,026.25	4,975,000.00
11/01/33			138,217.50	138,217.50	4,975,000.00
05/01/34	110,000.00	5.350%	138,217.50	248,217.50	4,865,000.00
11/01/34			135,275.00	135,275.00	4,865,000.00
05/01/35	120,000.00	5.350%	135,275.00	255,275.00	4,745,000.00
11/01/35			132,065.00	132,065.00	4,745,000.00
05/01/36	125,000.00	5.350%	132,065.00	257,065.00	4,620,000.00
11/01/36			128,721.25	128,721.25	4,620,000.00
05/01/37	130,000.00	5.350%	128,721.25	258,721.25	4,490,000.00
11/01/37			125,243.75	125,243.75	4,490,000.00
05/01/38	140,000.00	5.350%	125,243.75	265,243.75	4,350,000.00
11/01/38			121,498.75	121,498.75	4,350,000.00
05/01/39	145,000.00	5.350%	121,498.75	266,498.75	4,205,000.00
11/01/39			117,620.00	117,620.00	4,205,000.00
05/01/40	155,000.00	5.350%	117,620.00	272,620.00	4,050,000.00
11/01/40			113,473.75	113,473.75	4,050,000.00
05/01/41	165,000.00	5.350%	113,473.75	278,473.75	3,885,000.00
11/01/41			109,060.00	109,060.00	3,885,000.00
05/01/42	170,000.00	5.350%	109,060.00	279,060.00	3,715,000.00
11/01/42			104,512.50	104,512.50	3,715,000.00
05/01/43	180,000.00	5.350%	104,512.50	284,512.50	3,535,000.00
11/01/43			99,697.50	99,697.50	3,535,000.00
05/01/44	190,000.00	5.350%	99,697.50	289,697.50	3,345,000.00
11/01/44			94,615.00	94,615.00	3,345,000.00
05/01/45	200,000.00	5.350%	94,615.00	294,615.00	3,145,000.00
11/01/45			89,265.00	89,265.00	3,145,000.00
05/01/46	210,000.00	5.350%	89,265.00	299,265.00	2,935,000.00
11/01/46			83,647.50	83,647.50	2,935,000.00

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	225,000.00	5.700%	83,647.50	308,647.50	2,710,000.00
11/01/47			77,235.00	77,235.00	2,710,000.00
05/01/48	235,000.00	5.700%	77,235.00	312,235.00	2,475,000.00
11/01/48			70,537.50	70,537.50	2,475,000.00
05/01/49	250,000.00	5.700%	70,537.50	320,537.50	2,225,000.00
11/01/49			63,412.50	63,412.50	2,225,000.00
05/01/50	265,000.00	5.700%	63,412.50	328,412.50	1,960,000.00
11/01/50			55,860.00	55,860.00	1,960,000.00
05/01/51	280,000.00	5.700%	55,860.00	335,860.00	1,680,000.00
11/01/51			47,880.00	47,880.00	1,680,000.00
05/01/52	300,000.00	5.700%	47,880.00	347,880.00	1,380,000.00
11/01/52			39,330.00	39,330.00	1,380,000.00
05/01/53	315,000.00	5.700%	39,330.00	354,330.00	1,065,000.00
11/01/53			30,352.50	30,352.50	1,065,000.00
05/01/54	335,000.00	5.700%	30,352.50	365,352.50	730,000.00
11/01/54			20,805.00	20,805.00	730,000.00
05/01/55	355,000.00	5.700%	20,805.00	375,805.00	375,000.00
11/01/55			10,687.50	10,687.50	375,000.00
05/01/56	375,000.00		10,687.50	385,687.50	-
	5,620,000.00		6,108,345.52	11,728,345.52	

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

Series 2023-1 (AA1)

		FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Product/Parcel	Units				
SF 50'	93	\$ 1,452.90	\$ 1,449.98	\$ 2,902.88	\$ 2,902.88
SF 60'	16	1,743.49	1,739.97	3,483.46	3,483.46
Total	109				

Series 2023-2 (AA2)

		FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Product/Parcel	Units				
SF 50'	89	\$ 1,452.90	\$ 1,448.88	\$ 2,901.78	\$ 2,901.78
SF 60' with Easement	11	1,743.49	1,448.88	3,192.37	3,192.37
SF 60'	4	1,743.49	1,738.66	3,482.15	3,482.15
Total	104				

Series 2026 (AA3)

		FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Product/Parcel	Units				
SF 50'	192	\$ 1,452.90	\$ 1,449.61	\$ 2,902.51	\$ 203.00
SF 60'	77	1,743.49	1,739.54	3,483.03	203.00
Total	269				