RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors ("**Board**") of the Colbert Landings Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190, and/or 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: ___________________________, 2026

HOUR: 12:30 p.m.

LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room
Bunnell, Florida 32110

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Palm Coast and Flagler County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. SEVERABILITY. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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PASSED AND ADOPTED THIS 7TH DAY OF MAY, 2026.

ATTEST:

COLBERT LANDINGS
COMMUNITY DEVELOPMENT
DISTRICT

____
Secretary/Assistant Secretary

By: _____________________________
Its: ______________________________

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A: Proposed 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	543,952	133,052	329,609	462,661	499,222
Total expenditures	648,400	180,557	379,168	559,725	620,582
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	$ 45,750	$ 192,898	$ 91,255	$ 151,920	$ 233,753

* 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	$ 620,582

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

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - Series 2023-1	$ 153,988				$ 150,392
Assessment levy: on-roll - Series 2023-2	151,843				148,945
Allowable discounts (4%)	(12,233)				(11,973)
Net assessment levy - on-roll	293,598	$ 286,410	$ 7,188	$ 293,598	287,364
Assessment prepayments	-	38,493	-	38,493	-
Interest	-	4,669	-	4,669	-
Total revenues	293,598	329,572	7,188	336,760	287,364
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	5,987
Total expenditures	297,140	141,635	170,702	312,337	284,037
Excess/(deficiency) of revenues over/(under) expenditures	(3,542)	187,937	(163,514)	24,423	3,327
Fund balance:					
Beginning fund balance (unaudited)	340,917	316,502	504,439	316,502	340,925
Ending fund balance (projected)	$337,375	$504,439	$340,925	$340,925	344,252
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					$ 87,951

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				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed 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)

Product/Parcel	Units	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
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)

Product/Parcel	Units	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
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)

Product/Parcel	Units	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
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**				