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				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)	$337,375	$504,439	$340,925	$340,925	342,617
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					$ 86,316

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**				

COLBERT LANDINGS

COMMUNITY DEVELOPMENT DISTRICT

7

COLBERT LANDINGS

COMMUNITY DEVELOPMENT DISTRICT

7A

erial Number
26-00203G

Observer
You. Your Neighbors. Your Neighborhood.
Palm CoastObserver.com

Palm Coast Observer
Published Weekly
Palm Coast, Flagler County, Florida

COUNTY OF FLAGLER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Palm Coast Observer a weekly newspaper published at Palm Coast, Flagler County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings and Meeting

in the matter of Colbert Landings Community Development District Public Hearings and Meeting on August 6, 2026 at 12:30 p.m.

in the Court, was published in said newspaper by print in the

See Attached

issues of 7/9/2026

Affiant further says that the Palm Coast Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly W. Botkin

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

10th day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Catherine Eschmann

Notary Public, State of Florida
(SEAL)

Catherine Eschmann
Comm.: HH 322509
ExpiresOctober 17, 2026
Notary Public - State of Florida

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (**"Board"**) for the Colbert Landings Community Development District (**"District"**) will hold the following public hearings and a regular meeting:

DATE: August 6, 2026
TIME: 12:30 p.m.
LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd., Building 2
1st Floor Conference Room
Bunnell, FL 32110

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes,* to receive public comment and objections on the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes,* a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)	Change in Annual Dollar Amount
SF 50' (Phase 3)	192	1.00	$203.00	$1,452.90**	$1,249.90
SF 60' (Phase 3)	77	1.20	$203.00	$1,743.49**	$1,540.49

** Including collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Flagler County (**"County"**) may impose on assessments that are collected on the County tax bill pursuant to Section 197.3632, Florida Statutes. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For FY 2027, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property[, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025]. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

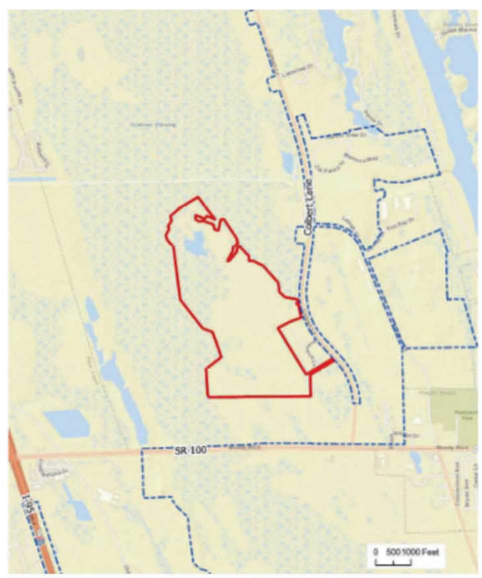
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, Ph.: (561) 571-0010 (**"District Manager's Office"**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

District Manager
Wrathell, Hunt and Associates, LLC



July 9, 2026 26-00203G

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

7B

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF PALM BEACH

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Audrey Paternoster, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Audrey Paternoster, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as the Financial Services Assistant for the Colbert Landings Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Colbert Landings Community Development District.
4. I do hereby certify that on July 7, 2026, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the Colbert Landings Community Development District of their rights under Chapters 190, 197, and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A.**
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

Audrey
By: Audrey Paternoster

SWORN AND SUBSCRIBED before me by means of [✓] physical presence or [ ] online notarization this 7th day of July 2026, by Audrey Paternoster, for Wrathell, Hunt & Associates, LLC, who is [✓] personally known to me or [ ] has provided ________________ as identification, and who [ ] did / [✓] did not take an oath.

DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC
Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

Colbert Landings
Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

MERITAGE HOMES OF FLORIDA INC
13901 SUTTON PARK DR S, SUITE C350
JACKSONVILLE, FL 32224

THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS MAIL

[PARCEL ID]: *please see "Exhibit B"*
LOT TYPE: *please see "Exhibit B"*

RE: Colbert Landings Community Development District
Fiscal Year 2027 Budget and O&M Assessments

Dear Property Owner:

You are receiving this notice because you own property within the Colbert Landings Community Development District ("**District**"). The District is in the process of adopting its proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). Florida law requires the District to hold public hearings on the Proposed Budget and the operations and maintenance assessments ("**O&M Assessments**") that will fund it. These public hearings are open to the public and will take place during the meeting of the District's Board of Supervisors at the following date, time, and location:

Date:	August 6, 2026
Time:	12:30 p.m.
Location:	Flagler County Government Services Building 1769 E. Moody Blvd., Building 2 1st Floor Conference Room Bunnell, FL 32110

The hearings will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes, for the purposes of (1) adopting the District's Proposed Budget for Fiscal Year 2027, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2027. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of providing infrastructure and services to your community, and these O&M Assessments help us fulfill those purposes. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the District Manager by mail at c/o, **Wrathell, Hunt & Associates, LLC,** 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph.: (561) 571-0010 ("**District Manager's Office**"), or by visiting the District's website at https://colbertlandingscdd.net/. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days 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 Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

Daniel Rom
District Manager
Colbert Landings Community Development District

Enclosure

EXHIBIT A

Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2027, the District expects to collect no more than **$731,683.04** in gross revenue.

2. **Unit of Measurement.** The O&M Assessments are allocated on an Equivalent Residential Unit ("**ERU**") basis for platted lots.

3. **Schedule of O&M Assessments:**

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Proposed Annual O&M Assessment (October 1, 2026 – September 30, 2027)	Change in Annual Dollar Amount
SF 50' (Phase 3)	192	1.00	$203.00	$1,452.90**	$1,249.90
SF 60' (Phase 3)	77	1.20	$203.00	$1,743.49**	$1,540.49

**Your lot type is provided on page 1 of this notice.*
*** Including collection costs and early payment discounts*

Note that the Operation and Maintenance Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2027. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held, or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met.

4. **Collection.** By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2027, the District intends to have the County Tax Collector collect the assessments on the tax roll. Alternatively, the District may choose to directly collect and enforce the assessments on certain benefited property. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-1300	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1310	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1320	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1330	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1340	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1350	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1360	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1370	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1380	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1390	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1400	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1410	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1420	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1430	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1440	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1450	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1460	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1470	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1480	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1490	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1500	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1510	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1520	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1530	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1540	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1550	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1560	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1570	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1580	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1590	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1600	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1610	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1620	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1630	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1640	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1650	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1660	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1670	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1680	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1690	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1700	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1710	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1720	TAYLOR MORRISON OF FLORIDA INC	SF 50'

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-1730	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1740	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1760	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1770	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1780	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1790	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1800	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1810	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1820	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1830	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1840	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1850	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1860	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1870	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1880	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1890	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1900	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1910	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1920	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1930	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1940	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1950	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1960	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1970	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1980	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1990	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2000	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2010	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2020	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2030	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2040	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2050	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2060	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2070	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2080	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2090	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2100	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2110	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2120	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2130	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2140	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2150	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2160	TAYLOR MORRISON OF FLORIDA INC	SF 50'

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-2170	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2180	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2190	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2210	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2220	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2230	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2240	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2250	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2260	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2270	TAYLOR MORRISON OF FLORIDA INC	SF 50'
03-12-31-1126-00000-2290	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2300	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2310	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2320	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2330	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2340	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2350	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2360	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2380	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2390	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2420	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2430	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2450	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2460	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2480	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2490	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2500	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2510	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2520	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2590	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2610	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2620	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2630	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2640	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2650	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2660	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2670	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2680	TAYLOR MORRISON OF FLORIDA INC	SF 60'
03-12-31-1126-00000-2690	TAYLOR MORRISON OF FLORIDA INC	SF 60'

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-0010	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0020	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0030	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0040	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0050	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0060	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0070	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0080	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0090	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0100	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0110	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0120	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0130	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0140	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0150	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0160	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0170	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0180	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0190	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0200	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0210	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0220	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0230	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0240	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0250	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0260	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0270	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0280	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0290	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0300	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0310	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0320	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0330	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0340	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0350	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0360	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0370	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0380	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0390	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0400	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0410	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0420	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0430	MERITAGE HOMES OF FLORIDA INC	SF 60'

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-0440	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0450	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0460	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0470	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0480	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0490	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0500	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0510	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0520	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0530	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0540	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0550	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0560	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0570	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0580	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0590	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0600	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0610	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0620	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0630	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0640	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0650	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0660	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0670	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0680	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0690	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0700	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0710	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0720	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0730	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0740	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0750	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0760	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0770	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0780	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0790	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0800	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0810	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0820	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0830	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0840	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0850	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0860	MERITAGE HOMES OF FLORIDA INC	SF 50'

Parcel ID	Owner Name	Unit Type
03-12-31-1126-00000-0870	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0880	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0890	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0900	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0910	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0920	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0930	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0940	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0950	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0960	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0970	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-0980	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-0990	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1000	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1010	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1020	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1030	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1040	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1050	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1060	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1070	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1080	MERITAGE HOMES OF FLORIDA INC	SF 60'
03-12-31-1126-00000-1090	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1100	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1110	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1120	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1130	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1140	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1150	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1160	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1170	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1180	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1190	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1200	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1210	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1220	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1230	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1240	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1250	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1260	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1270	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1280	MERITAGE HOMES OF FLORIDA INC	SF 50'
03-12-31-1126-00000-1290	MERITAGE HOMES OF FLORIDA INC	SF 50'

PARCEL ID	OWNER NAME
03-12-31-1126-00000-2400	AHMED NAVEED &
03-12-31-1126-00000-2470	CASSITY TAETUM FAWN &
03-12-31-1126-00000-1750	CHURCH & WILLIAM B
03-12-31-1126-00000-2280	DAFFIN HOWARD & TONYA SUE H&W
03-12-31-1126-00000-2370	EDWARDS THOMAS S & LISA O H&W
03-12-31-1126-00000-2540	GREEN JUSTIN ERIN &
03-12-31-1126-00000-2600	LAVIN RICHARD STEVEN &
03-12-31-1126-00000-2410	LEWIS JON SCOTT &
03-12-31-1126-00000-2530	MAGUIRE STEPHEN SHAWN &
03-12-31-1126-00000-2200	OCONNOR DOUGLAS BRIAN &
03-12-31-1126-00000-2580	O'LEARY CHRISTINE
03-12-31-1126-00000-2560	PEREZ OSCAR RIVERA & DIANE A H&W
03-12-31-1126-00000-2570	VARCO KENNETH JAMES &
03-12-31-1126-00000-2550	YORK GARY H &

COLBERT LANDINGS

COMMUNITY DEVELOPMENT DISTRICT

7C

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Colbert Landings Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Flagler County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Colbert Landings Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special 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 special 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 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

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 B: Assessment Roll