

COLBERT LANDINGS

**COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

August 7, 2025

**PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Colbert Landings Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 31, 2025

Board of Supervisors
Colbert Landings Community Development District

Dear Board Members:

The Board of Supervisors of the Colbert Landings Community Development District will hold Public Hearings and a Regular Meeting on August 7, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-08, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2025-09, Amending Resolution 2025-06 to Re-Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

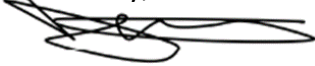
6. Public Hearing on Rules, Policies, and Fees Regarding Amenity Facilities
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2025-10, Adopting Amenity Policies and Rates of the District; and Providing a Severability Clause; and Providing an Effective Date
7. Consideration of ProServe Pools Items
 - A. Swimming Pool Service Agreement
 - B. Estimate #11030
8. Consideration of J & G Commercial Cleaning Services, LLC Proposal for Janitorial Maintenance
9. Consideration of Special Districts Performance Measures and Standards Reporting FY2026
 - Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting
10. Acceptance of Unaudited Financial Statements as of June 30, 2025
11. Approval of June 5, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk, PLLC*
 - B. District Engineer: *Gulfstream Design Group, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 23 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: September 4, 2025 at 12:30 PM
 - QUORUM CHECK

SEAT 1	MICHAEL OWENS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MARTHA SCHIFFER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CECIL CAMACHO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	MEGAN GERMINO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROSE BOCK	☐ IN PERSON	☐ PHONE	☐ NO
13. Board Members' Comments/Requests
14. Public Comments

15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-00172G

Observer
You. Your Neighbors. Your Neighborhood.
PalmCoastObserver.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 Regular Meeting

in the matter of Public Hearings and Meeting on August 7, 2025 at 12:30 p.m.;
Colbert Landings Community Development District

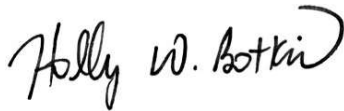
in the Court, was published in said newspaper by print in the

See Attached

issues of 7/10/2025, 7/17/2025

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 Botkin

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

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 two public hearings and a regular meeting:

DATE: August 7, 2025
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, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, 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 Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Change in Annual Dollar Amount
SF 50' (Phase 1)	182	1.00	\$0.00	\$1,453.01**	\$1,453.01
SF 60' (Phase 1)	31	1.20	\$0.00	\$1,743.62**	\$1,743.62
SF 50' (Phase 2)	192	0.14	\$0.00	\$203.00	\$203.00
SF 60' (Phase 2)	77	0.14	\$0.00	\$203.00	\$203.00

**Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts of up to 4%, 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 Fiscal Year 2026, 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

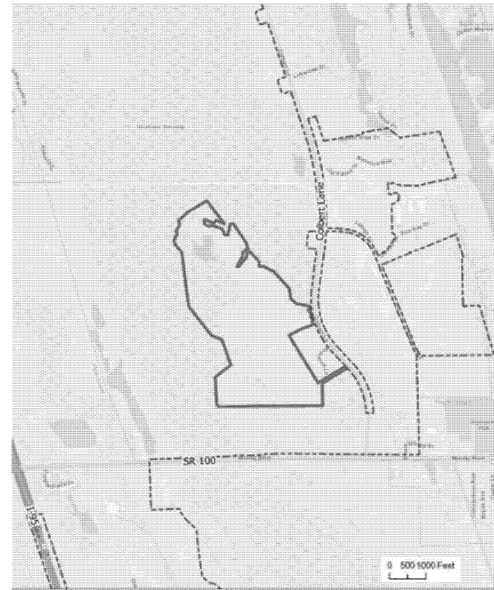
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at District 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

25-00172G



July 10, 17, 2025

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Colbert Landings Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) 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 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, 2026."
- 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 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$991,290 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	\$ 694,150
DEBT SERVICE FUND – SERIES 2023-1 AND SERIES 2023-2	\$ 297,140
TOTAL ALL FUNDS	\$ 991,290

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 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 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023-1 & 2023-2	5
Amortization Schedule - Series 2023-1	6 - 7
Amortization Schedule - Series 2023-2	8 - 9
Assessment Summary	10

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 318,476
Allowable discounts (4%)	-				(12,739)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	305,737
Assessment levy: off-roll	-	-	-	-	54,607
Landowner contribution	687,420	52,814	334,401	387,215	333,806
Total revenues	687,420	52,814	334,401	387,215	694,150
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	1,439	3,500	4,939	15,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	6,700	-	5,300	5,300	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
Trustee	4,500	8,492	-	8,492	8,500
EMMA software service	-	-	-	-	2,000
Telephone	200	100	100	200	200
Postage	500	22	478	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,350
Contingencies/bank charges	750	547	203	750	750
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	123	-	123	6,370
Total professional & administrative	90,528	42,053	40,829	82,882	104,448

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
Field operations					
Field operations accounting	2,400	-	2,400	2,400	2,400
Landscape maintenance	250,000	5,279	44,916	50,195	125,000
Landscape replacement	5,000	-	-	-	15,000
Irrigation repairs	3,500	-	3,500	3,500	3,500
Pond maintenance	20,000	-	12,000	12,000	24,000
Wetland monitoring	10,000	-	10,000	10,000	10,000
Nuisance exotic plant removal	2,500	-	9,938	9,938	19,876
Walking trails	2,500	-	2,500	2,500	2,500
Dog stations	3,000	-	3,000	3,000	3,000
Lift station	10,000	-	10,000	10,000	10,000
Pressure washing	7,500	-	7,500	7,500	7,500
Misc. repairs & replacements	10,000	-	-	-	10,000
Holiday lights	5,000	-	5,000	5,000	5,000
Amenities					
Operations management	40,392	6,732	33,660	40,392	40,392
Pool maintenance	12,000	-	6,000	6,000	19,200
Repairs & maintenance	3,500	2,836	664	3,500	3,500
Court maintenance	1,500	-	1,500	1,500	1,500
Tot lot maintenance	1,500	-	1,500	1,500	1,500
Janitorial	9,600	-	4,800	4,800	9,600
Access control/monitoring	14,500	-	14,500	14,500	14,500
Potable water	1,500	-	1,500	1,500	1,500
Electricity - amenity	5,000	-	5,000	5,000	5,000
Insurance - property	25,000	-	25,000	25,000	90,000
Internet	2,000	-	2,000	2,000	2,484
Utilities					
Electricity - common	12,000	-	12,000	12,000	12,000
Water	75,000	-	-	-	-
Streetlights	62,000	-	62,000	62,000	105,000
Total field operations	596,892	14,847	280,878	295,725	543,952
Total expenditures	687,420	56,900	321,707	378,607	648,400
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,086)	12,694	8,608	45,750
Fund balance - beginning (unaudited)	-	(8,608)	(12,694)	(8,608)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(12,694)	-	-	45,750
Fund balance - ending	\$ -	\$ (12,694)	\$ -	\$ -	\$ 45,750

* 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	15,000
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.	
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, Hunt	
Dissemination agent - 2nd bond series*	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, Hunt	
Trustee	8,500
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	6,350
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	210
Tax collector	6,370

**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 exotic plant removal	19,876
Walking trails	2,500
Dog stations	3,000
Lift station	10,000
Pressure washing	7,500
Misc. repairs & replacements	10,000
Holiday lights	5,000

Amenities

Operations management	40,392
Pool maintenance	19,200
Repairs & maintenance	3,500
Court maintenance	1,500
Tot lot maintenance	1,500
Janitorial	9,600
Access control/monitoring	14,500
Potable water	1,500
Electricity - amenity	5,000
Insurance - property	90,000
Internet	2,484

Utilities

Electricity - common	12,000
Entry lights, irrigation, meters, well	
Streetlights	105,000
Total expenditures	<u><u>\$ 648,400</u></u>

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - Series 2023-1	\$ -				\$ 153,988
Assessment levy: on-roll - Series 2023-2	-				151,843
Allowable discounts (4%)	-				(12,233)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	293,598
Assessment levy: off-roll - Series 2023-1	152,926	-	152,926	152,926	-
Assessment levy: off-roll - Series 2023-2	142,732	91,756	50,976	142,732	-
Assessment prepayments	-	36,274	-	36,274	-
Lot closings	-	1,363	-	1,363	-
Interest	-	4,635	-	4,635	-
Total revenues	<u>295,658</u>	<u>134,028</u>	<u>203,902</u>	<u>337,930</u>	<u>293,598</u>
EXPENDITURES					
Debt service					
Principal - Series 2023-1	25,000	-	25,000	25,000	30,000
Principal - Series 2023-2	25,000	-	25,000	25,000	25,000
Interest - Series 2023-1	124,750	62,375	62,375	124,750	121,340
Interest - Series 2023-2	115,970	57,985	57,985	115,970	114,683
Tax collector	-	-	-	-	6,117
Total expenditures	<u>290,720</u>	<u>120,360</u>	<u>170,360</u>	<u>290,720</u>	<u>297,140</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,938	13,668	33,542	47,210	(3,542)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	-	12,685	12,685	-
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>12,685</u>	<u>12,685</u>	<u>-</u>
Net increase/(decrease) in fund balance	4,938	13,668	46,227	59,895	(3,542)
Fund balance:					
Beginning fund balance (unaudited)	749,652	281,022	294,690	281,022	340,917
Ending fund balance (projected)	<u>\$ 754,590</u>	<u>\$ 294,690</u>	<u>\$ 340,917</u>	<u>\$ 340,917</u>	<u>337,375</u>
Use of fund balance:					
Debt service reserve account balance (required) - Series 2023-1					(76,463)
Debt service reserve account balance (required) - Series 2023-2					(71,366)
Interest expense - November 1, 2026 - Series 2023-1					(59,898)
Interest expense - November 1, 2026 - Series 2023-2					(56,698)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 72,950</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			60,670.00	60,670.00	2,000,000.00
05/01/26	30,000.00	5.150%	60,670.00	90,670.00	1,970,000.00
11/01/26			59,897.50	59,897.50	1,970,000.00
05/01/27	30,000.00	5.150%	59,897.50	89,897.50	1,940,000.00
11/01/27			59,125.00	59,125.00	1,940,000.00
05/01/28	30,000.00	5.150%	59,125.00	89,125.00	1,910,000.00
11/01/28			58,352.50	58,352.50	1,910,000.00
05/01/29	30,000.00	5.150%	58,352.50	88,352.50	1,880,000.00
11/01/29			57,580.00	57,580.00	1,880,000.00
05/01/30	35,000.00	5.350%	57,580.00	92,580.00	1,845,000.00
11/01/30			56,643.75	56,643.75	1,845,000.00
05/01/31	35,000.00	5.350%	56,643.75	91,643.75	1,810,000.00
11/01/31			55,707.50	55,707.50	1,810,000.00
05/01/32	40,000.00	5.350%	55,707.50	95,707.50	1,770,000.00
11/01/32			54,637.50	54,637.50	1,770,000.00
05/01/33	40,000.00	5.350%	54,637.50	94,637.50	1,730,000.00
11/01/33			53,567.50	53,567.50	1,730,000.00
05/01/34	40,000.00	5.350%	53,567.50	93,567.50	1,690,000.00
11/01/34			52,497.50	52,497.50	1,690,000.00
05/01/35	45,000.00	6.050%	52,497.50	97,497.50	1,645,000.00
11/01/35			51,136.25	51,136.25	1,645,000.00
05/01/36	45,000.00	6.050%	51,136.25	96,136.25	1,600,000.00
11/01/36			49,775.00	49,775.00	1,600,000.00
05/01/37	50,000.00	6.050%	49,775.00	99,775.00	1,550,000.00
11/01/37			48,262.50	48,262.50	1,550,000.00
05/01/38	55,000.00	6.050%	48,262.50	103,262.50	1,495,000.00
11/01/38			46,598.75	46,598.75	1,495,000.00
05/01/39	55,000.00	6.050%	46,598.75	101,598.75	1,440,000.00
11/01/39			44,935.00	44,935.00	1,440,000.00
05/01/40	60,000.00	6.050%	44,935.00	104,935.00	1,380,000.00
11/01/40			43,120.00	43,120.00	1,380,000.00
05/01/41	65,000.00	6.050%	43,120.00	108,120.00	1,315,000.00
11/01/41			41,153.75	41,153.75	1,315,000.00
05/01/42	70,000.00	6.050%	41,153.75	111,153.75	1,245,000.00
11/01/42			39,036.25	39,036.25	1,245,000.00
05/01/43	70,000.00	6.050%	39,036.25	109,036.25	1,175,000.00
11/01/43			36,918.75	36,918.75	1,175,000.00
05/01/44	75,000.00	6.050%	36,918.75	111,918.75	1,100,000.00
11/01/44			34,650.00	34,650.00	1,100,000.00
05/01/45	80,000.00	6.300%	34,650.00	114,650.00	1,020,000.00
11/01/45			32,130.00	32,130.00	1,020,000.00
05/01/46	85,000.00	6.300%	32,130.00	117,130.00	935,000.00
11/01/46			29,452.50	29,452.50	935,000.00
05/01/47	95,000.00	6.300%	29,452.50	124,452.50	840,000.00
11/01/47			26,460.00	26,460.00	840,000.00
05/01/48	100,000.00	6.300%	26,460.00	126,460.00	740,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			23,310.00	23,310.00	740,000.00
05/01/49	105,000.00	6.300%	23,310.00	128,310.00	635,000.00
11/01/49			20,002.50	20,002.50	635,000.00
05/01/50	110,000.00	6.300%	20,002.50	130,002.50	525,000.00
11/01/50			16,537.50	16,537.50	525,000.00
05/01/51	120,000.00	6.300%	16,537.50	136,537.50	405,000.00
11/01/51			12,757.50	12,757.50	405,000.00
05/01/52	125,000.00	6.300%	12,757.50	137,757.50	280,000.00
11/01/52			8,820.00	8,820.00	280,000.00
05/01/53	135,000.00	6.300%	8,820.00	143,820.00	145,000.00
11/01/53			4,567.50	4,567.50	145,000.00
05/01/54	145,000.00	6.300%	4,567.50	149,567.50	-
Total	2,000,000.00		2,356,605.00	4,356,605.00	

**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
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Series 2023-1 (AA1)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 50'	93	\$ 1,452.90	\$ 1,449.98	\$ 2,902.88	\$ 1,362.98
SF 60'	16	1,743.49	1,739.97	3,483.46	1,635.57
Total	109				

Series 2023-2 (AA2)

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 50'	89	\$ 1,452.90	\$ 1,448.88	\$ 2,901.78	\$ 1,361.95
SF 60' with Easement	11	1,743.49	1,448.88	3,192.37	\$ 1,361.95
SF 60'	4	1,743.49	1,738.66	3,482.15	1,634.34
Total	104				

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 50'	192	\$ 203.00	\$ -	\$ -	n/a
SF 60'	77	203.00	-	-	n/a
Total	269				

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-00172G



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 Regular Meeting

in the matter of Public Hearings and Meeting on August 7, 2025 at 12:30 p.m.;
Colbert Landings Community Development District

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

See Attached

issues of 7/10/2025, 7/17/2025

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 Botkin

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

18th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 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 two public hearings and a regular meeting:

DATE: August 7, 2025
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, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, 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 Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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, 2024 - September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 - September 30, 2026)	Change in Annual Dollar Amount
SF 50' (Phase 1)	182	1.00	\$0.00	\$1,453.01**	\$1,453.01
SF 60' (Phase 1)	31	1.20	\$0.00	\$1,743.62**	\$1,743.62
SF 50' (Phase 2)	192	0.14	\$0.00	\$203.00	\$203.00
SF 60' (Phase 2)	77	0.14	\$0.00	\$203.00	\$203.00

**Including collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts of up to 4%, 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 Fiscal Year 2026, 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

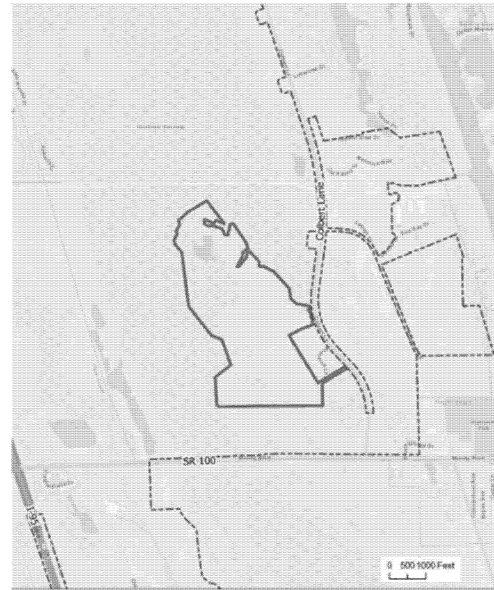
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at District 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

25-00172G



July 10, 17, 2025

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, 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, Curtis Marcoux, am employed by **Wrathell, Hunt & Associates, LLC** (a "**Financial Analyst**") and, in the course of that employment, serve as Financial Analyst 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, 2025, 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.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of (check one) ☒ physical presence or ☐ online notarization this 7th day of July 2025, by Curtis Marcoux, for **Wrathell, Hunt and 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

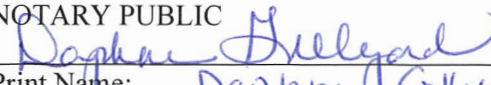

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices

EXHIBIT B: List of Addressees

Colbert Landings Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS MAIL

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

[PARCEL ID]: *please see “Exhibit B”*

YOUR LOT TYPE: *73 SF 50’ (Phase 1) lots, 10 SF 60’ (Phase 1) lots, 111 SF 50’ (Phase 2) lots and 18 SF 60’ (Phase 2) lots*

RE: Colbert Landings Community Development District
 Fiscal Year 2026 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). 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 7, 2025
Time:	12:30 p.m.
Location:	Flagler County Government Services Building 1769 E. Moody Blvd., Building 2 1 st 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 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. 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 2026, the District expects to collect no more than **\$373,107.04** 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, 2024 – September 30, 2025)	Proposed Annual O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
SF 50’ (Phase 1)	182	1.00	\$0.00	\$1,453.01**	\$1,453.01
SF 60’ (Phase 1)	31	1.20	\$0.00	\$1,743.62**	\$1,743.62
SF 50’ (Phase 2)	192	0.14	\$0.00	\$203.00	\$203.00
SF 60’ (Phase 2)	77	0.14	\$0.00	\$203.00	\$203.00

*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 2026. 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 2026, 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 benefitted 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 A 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.

[illegible]

[illegible]

[illegible]

[illegible]

Colbert Landings Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS MAIL

TAYLOR MORRISON OF FLORIDA INC
1275 W GRANADA BLVD, SUITE 3B
ORMOND BEACH, FL 32174

[PARCEL ID]: *please see “Exhibit B”*

YOUR LOT TYPE: *74 SF 50’ (Phase 1) lots, 11 SF 60’ (Phase 1) lots, 81 SF 50’ (Phase 2) lots and 59 SF 60’ (Phase 2) lots*

RE: Colbert Landings Community Development District
Fiscal Year 2026 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). 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 7, 2025
Time:	12:30 p.m.
Location:	Flagler County Government Services Building 1769 E. Moody Blvd., Building 2 1 st 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 2026, and (2) levying O&M Assessments to fund the Proposed Budget for Fiscal Year 2026. 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**.

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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,

A handwritten signature in black ink, appearing to read "Daniel Rom", written over a light blue horizontal line.

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 2026, the District expects to collect no more than **\$373,107.04** in gross revenue.
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Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

Parcel ID	Owner Name	Lot Type
03-12-31-1126-00000-2600	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2610	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2620	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2630	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2640	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2650	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2660	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2670	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2680	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)
03-12-31-1126-00000-2690	TAYLOR MORRISON OF FLORIDA INC	SF 60' (Phase 2)

Colbert Landings Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 7, 2025

VIA FIRST CLASS MAIL

XXX

XXX

XXX

[PARCEL ID]:

YOUR LOT TYPE: _____

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Daniel Rom
District Manager
Colbert Landings Community Development District

Enclosure

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GEO ID	OWNER NAME	addr_line1	addr_line2	addr_city	addr_state	addr_zip
03-12-31-1125-00000-1010	ANDRES TIM &	ANGELA H&W	32 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0920	AUFIERO NORA CRISTINA &	MICHAEL XAVIER H&W	44 OCONEE DR	PALM COAST	FL	32137
03-12-31-1125-00000-0470	BALDWIN DALE LEWIS &	KARI ANNE LACHER H&W	53 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1020	BERGIN BRENDAN J &	CONSTANCE M KELLNER TRUSTEES	30 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1190	BOGZA VLADIMIR &	JESSICA PETROVNA NESTERUK H&W	27 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0960	BROWN SHAUNA H		42 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0990	BROWN WALTER RONALD &	ROBERT EDWARD BROWN JTWROS	36 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1540	CABALLERO AMBER P &	JONATHAN P H&W	25 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0980	CESTONE ANNE MARIE		38 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1440	FRENIER AMANDA &	TODD JEREMY H&W	18 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1530	FUATA JONATHAN KANE &	BETHANY DAWN BOLENA	27 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0810	FUNGONE FRANK NICHOLAS &	AMY LYNN FUNGONE H&W JTWROS	3 GEOSAM DR	PALM COAST	FL	32137
03-12-31-1125-00000-0900	GIESLER MARYBETH &	JON WILLIAM H&W	48 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1490	GRIFFITH DAVID DANIEL TRUSTEE		28 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1450	HAOYU QT REALTY LLC		20 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0100	HENDERSON AMY RENEE &	JAMES WILLIAM HENDERSON H&W JTWROS	20 ARMOYAN DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0580	ISTOK-WRITER BRIANNA MARGARET &	EDLIAN GONZALEZ SIERRA JTWROS	14 GEOSAM DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1160	JANSKY LINDA & NORMAN H&W		33 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0530	JUNIEL KEVIN ANDRE &	SHON WILLIAMS TRUSTEES	4 GEOSAM DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0970	LIEBERMAN KENNETH &	DAWN CHRISTY H&W	40 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0950	MAHONEY KELLY R & JOSEPH CONDOMITTI H&W		44 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0870	MCFARLAND DON ROBERT &	JUDY H&W	54 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1520	MCNEAL CHARLI &	JAVIER CAMPOS	29 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0450	MIRANDA MARIEELANA		57 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0880	MULVEY ANDY		52 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-2100	NAPIER ELIZABETH ANN & KENNETH MACLEA BUTTON III		46 ARARAT DR	PALM COAST	FL	32137
03-12-31-1125-00000-1470	NETO CICERO FRANCISCO DA COSTA &	NELILDES G DA COSTA AMC	24 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-2090	NGUYEN DUC C &	THUY T JTWROS	48 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0930	NICULA GEORGE &	JESSICA KATHERINE H&W	42 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-2070	OLSON ARO BUZZ & KAREN MICHELLE H&W		52 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1220	PAULO TAMARA ANN		19 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-2110	PINTO MARIANO MARCELO RAMOS		35 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0510	RAUCH KELLY &	MICHAEL W&H	45 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1460	ROBERTSON ROBERT ALLEN &	KIMBERLY H&W	22 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0430	RODRIGUEZ RICHARD		61 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1510	ROSE TIMOTHY B		31 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0480	ROSENBERRY WILLIAM JAMES &	KATHERINE LYNNE ROSENBERRY H&W JTWROS	51 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1210	SAUGEN ANDREA COSTA &	SEAN M W&H	23 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-1500	SILVIA ROBERT		30 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0030	SMART GLOBAL REALTY LLC		9 BLUE OAK LN	PALM COAST	FL	32137
03-12-31-1125-00000-1480	SMITH JARED JAMES & ELISE KATHRYN H&W		26 OCONEE DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0420	VEGA JUAN JOSE		29 ARMOYAN DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-2080	WHEELER KYLE MATTHEW &	CRYSTAL LEE HAVARD-WHEELER H&W	50 ARARAT DRIVE	PALM COAST	FL	32137
03-12-31-1125-00000-0130	WOEHLER NATHAN LEE &	TAYLOR LYNN PERRY JTWROS	26 ARMOYAN DRIVE	PALM COAST	FL	32137

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; 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, certain 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, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), the Board of Supervisors ("**Board**") of the District has adopted its budget, including its operations and maintenance budget and debt service budget ("**Adopted Budget**") attached hereto as **Exhibit A** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding its operations and maintenance budget for Fiscal Year 2026 and accordingly is not at this time levying a special assessment to fund its Fiscal Year 2026 operations and maintenance budget; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which 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 ("**Assessment Roll**") attached hereto as **Exhibit B**, and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion 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 finds and determines that the District's capital improvement plan, which is funded in part by the District's debt service special assessments, continues to confer a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments as set forth in **Exhibits A and B**. Additionally, the Board finds and determines that the allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, continues to be fair and reasonable.

SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The previously levied debt service special assessments levied on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. **Direct Bill Assessments.** The previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** 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 3. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property 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 4. 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 5. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-06 TO RE-DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE AND AMENITY RATES AND DISCIPLINARY RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Colbert Landings Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Palm Coast, Flagler County, Florida; and

WHEREAS, on June 5, 2025, the District's Board of Supervisors (hereinafter the "Board") adopted Resolution 2025-06 which designated the date time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board desires to amend Resolution 2025-06 to re-designate the date, time and place of Public Hearing and Authorization to Publish Notice of Such Hearing for the purpose of Adopting Rules of Procedure and Amenity Rates and Disciplinary Rules and providing an effective date; and

WHEREAS, the Board is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

Section 1. A Public Hearing will be held to adopt Rules of Procedure and rates, fees and charges of the District on August 7, 2025, at 12:30 p.m. at Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Section 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
25-00167G



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 Rule Development

in the matter of Colbert Landings Community Development District

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

issues of 7/3/2025

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.

NOTICE OF RULE DEVELOPMENT BY THE

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, and in connection with its anticipated ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), the Colbert Landings Community Development District (the "District") hereby gives the public notice of its intent to: (1) establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates"); and (2) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, *Florida Statutes* (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes* (2024), as amended.

A copy of the proposed Amenity Rates and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010

Daniel Rom, District Manager
Colbert Landings Community Development District
July 3, 2025

25-00167G

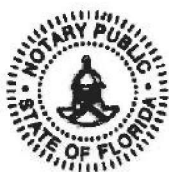
Holly Botkin

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

7th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

Serial Number
25-00171G

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 Rulemaking

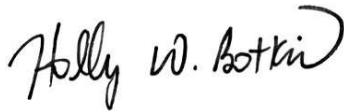
in the matter of Colbert Landings Community Development District

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

issues of 7/10/2025

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 Botkin

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

11th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NOTICE OF RULEMAKING BY THE

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Colbert Landings Community Development District ("District") hereby gives the public notice of its intent to promulgate a rule entitled Amenity Rates and Disciplinary Rule (the "Proposed Rule"). The Proposed Rule number is Amenity 1-2025. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on July 3, 2025. A public hearing will be conducted by the Board of Supervisors of the Colbert Landings Community Development District (the "District") on August 7, at 12:30 p.m. at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110. Prior notice of rule development was published in a newspaper of general circulation on July 3, 2025.

In accordance with Chapters 120 and 190, *Florida Statutes*, and in connection with its anticipated ownership and operation of certain District facilities and improvements (hereinafter collectively referred to as the "Amenities"), the District hereby gives the public notice of its intent to: (1) establish rates, fees, and charges imposed on residents and non residents utilizing the District's Amenities (collectively, the "Amenity Rates"); and (2) adopt rules establishing consequences for those who violate the District's Amenities Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, *Florida Statutes* (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes* (2024), as amended. The proposed Amenity Rates include:

Fee	Proposed Range
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Key Fob	\$25.00 - \$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00
Rental of Catering Kitchen with Event	Refundable Security Deposit: \$500 Rental/Reservation Fee: \$250

The proposed Disciplinary Rule and rates, fees and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The proposed Disciplinary Rule addresses use of access cards, provides for the suspension and termination of amenity access, provides for an administrative reimbursement of up to Five Hundred Dollars (\$500.00), provides for property damage reimbursement, provides authority for certain District staff to remove persons from the amenities, provides for hearings and appeal, and provides for other legal remedies. Specific legal authority for the rule includes Sections 190.035 (2), 190.011 (5) and 120.54, *Florida Statutes*.

A copy of the proposed Amenity Rates and Disciplinary Rule may be obtained by contacting the District Manager's Office, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, 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 at 1-800-955-8771 or 1-800-955-8770 for assistance in contacting the District Office.

Daniel Rom, District Manager
Colbert Landings Community Development District
July 10, 2025

25-00171G

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES OF THE DISTRICT; AND 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 created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and being situated in Flagler County, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution Amenity Policies and Rates of the District (“**Amenity Rules**”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in the Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board desires to ratify all the actions taken by the District Manager and District staff in noticing the public hearing for the adoption of the Amenity Rules for the August 7, 2025, Board meeting; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Amenity Rules, and a public hearing was held at the August 7, 2025, meeting of the Board; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full

force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.

SECTION 2. The actions of the District Manager and District staff in noticing the public hearing to adopt the District's rules, policies, rates, fees, and charges of the District on August 7, 2025, at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110 are hereby ratified and approved.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**COLBERT LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A:

Amenity Rules

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES Adopted [DATE]¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on [DATE], at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Colbert Landings Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

Table of Contents

DEFINITIONS 3

AMENITIES ACCESS AND USAGE 5

GENERAL AMENITY POLICIES 7

SMOKING, DRUGS AND ALCOHOL..... 9

SERVICE ANIMAL POLICY..... 9

SWIMMING POOL POLICIES..... 10

LAKES AND PONDS POLICIES 11

PLAYGROUND AND TOT LOT POLICIES 12

PICKLEBALL COURT POLICIES 13

WALKING TRAIL POLICIES..... 13

RENTAL POLICIES..... 14

SUSPENSION AND TERMINATION OF PRIVILEGES 15

USE AT OWN RISK; INDEMNIFICATION 19

SOVEREIGN IMMUNITY 19

SEVERABILITY 19

AMENDMENTS AND WAIVERS..... 19

EXHIBITS 20

 Exhibit A - Amenity Rates 21

 Exhibit B - Amenities Access Registration Form 22

 Exhibit C - Assignment of Amenity Rights and Privileges 25

 Exhibit D – Amenity Facility Rental Agreement 26

DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to the swimming pool, pool deck, cabana, playground, tot lot, pickleball courts, and walking trails, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Colbert Landings Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the District Board of Supervisors as provided in **Exhibit A** attached hereto.

“Key Fob” – means an electronic Key Fob issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the District.

“District” – means the Colbert Landings Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – means any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities or invited for a specific time period and purpose by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. This does not include visiting friends, guests, relatives or extended family not permanently residing in the home. Upon the District’s request, proof of residency may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – shall mean those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who paid the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Non-Resident Patrons, and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renters shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words “hereof,” “herein,” “hereto,” “hereby,” “hereinafter” and “hereunder” and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, as may be applicable.
- (2) **USE AT YOUR OWN RISK. ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ACKNOWLEDGE THEY HAVE BEEN PROVIDED ACCESS TO, THE OPPORTUNITY TO READ, AND HAVE RECEIVED A COPY OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.**
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the Policies set forth herein and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies operation and maintenance special assessments ("O&M Assessments") payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents acknowledge that payment of O&M Assessments and debt service special assessments is mandatory under Florida law and independent of amenity access privileges, and no refunds shall be provided due to amenity closure or suspension of privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive two Key Fobs. Each household may purchase up to a maximum of four Key Fobs per Household.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment to the District. This Non-Resident User Fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A

Patron may accompany its Guests during its Guests' use of the Amenities and in every event is responsible for all actions, omissions and negligence of such Guests, including Guests' adherence or failure to adhere to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenity privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide written notice to the District Manager using the "Assignment of Amenity Rights and Privileges" form (**Exhibit C**), designating and identifying the Renter who shall hold the beneficial usage rights. Such notice must include (1) a copy of the executed lease agreement, (2) contact information for both Resident and Renter, and (3) acknowledgment that Resident remains ultimately responsible for any damages or violations by Renter. Upon notice, Resident may be required to pay any applicable fee before his or her Renter receives the Key Fob, or this fee may not be imposed by the District. Renter's Key Fob shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter, who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Key Fobs.** Key Fobs will be issued to each Household upon notification of the District with sufficient proof of closing on a unit within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership shall be required annually through submission of a deed, property tax bill, or other documentation acceptable to the District. All Patrons must use their Key Fob for entrance to the Amenities. A maximum of two (2) Key Fobs will be issued per Household, with the option of purchasing up to four (4) per Household, subject to the District's discretion to modify this policy based on demonstrated need and circumstances.

All Patrons must use the Key Fob issued to their Household for entrance to the Amenity Facilities. Each Household will be issued two (2) initial Key Fobs free of charge. Replacement Key Fobs may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Key Fobs in the card reader to gain access to the Amenities. This Key Fob system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Key Fob to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Key Fobs are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if a Key Fob is lost or stolen. The lost or stolen Key Fob will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Key Fob unless said Key Fob is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, set forth in this policy, or at the applicable facility, all outdoor Amenities are open only from dawn until dusk (unless herein otherwise noted). No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Key Fobs.** Each Patron must scan a Key Fob in order to access the Amenities and must have his or her assigned Key Fob in their possession and available for inspection upon District Staff's request. Key Fobs are only to be used by the Patron to whom they are issued. In the case of Guests, Guests should be accompanied by a Patron possessing a valid Key Fob at all times or such Guest will be subject to confirmation of right to access the Amenities by District Staff.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for its intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs), golf carts and other electric vehicles are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks / Flames.** Fireworks or open flames of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, scooters, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, tot lot, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida law, including but not limited to Section 790.06 and Section 790.25, Florida Statutes, as may be amended. Concealed carry permit holders must comply with all applicable state regulations. The District reserves the right to establish additional reasonable restrictions on firearm possession in accordance with applicable law.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** Bounce houses and similar apparatus are prohibited.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District assumes no responsibility for personal belongings that are lost, stolen, or damaged while using the Amenities, except where such loss is directly caused by the District's gross negligence or willful misconduct, subject to the limitations and immunities provided by Florida law, including but not limited to Section 768.28, Florida Statutes. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned into the Amenity Manager for storage in the lost and found, if one is available. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District Policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- (p) **Courtesy.** Patrons and Guests shall treat all District Staff and their designees, other Patrons and Guests with courtesy and respect. If District Staff requests that a Patron or Guest leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity privileges.
- (q) **Profanity / Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Key Fob and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors / Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of Service Animals and Emotional Support Animals as defined and protected under Florida Statute § 413.08 and the Americans with Disability Act) are not permitted within the Amenities. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming is prohibited from 30 minutes before dusk until 30 minutes after dawn pursuant to the Florida Department of Health.
- (2) **WARNING: NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK.** This notice is posted pursuant to Florida Administrative Code 64E-9.008. In case of emergency, dial 911. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies. The District assumes no liability for injuries or death resulting from use of the pool facilities.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons and Guests not swim alone.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. In accordance with Florida Administrative Code 64E-9.008, persons with open cuts, wounds, sores, blisters, nasal or ear discharge, diarrhea, or any communicable disease that could be transmitted through pool water are prohibited from using the pool facilities.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning. This policy shall be enforced in staffed and unmonitored and unstaffed Amenities.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one should pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (17) **Pool Closure.** In addition to local municipal, county and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool will be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District Staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool; provided, however, that subject to District policies certain events may permit limited food/drink as set forth herein but only consistent with Department of Health rules and regulations and other law.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District in writing.

LAKES AND PONDS POLICIES

Lakes within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Fishing in all areas is prohibited.
- (4) Pets are not allowed in District Lakes.
- (5) Owners of property abutting the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property. Further, all Owners shall not make improvements on private property that negatively affect the Lakes, including causing erosion or impairments to the Lakes as a stormwater system.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.

- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, including snakes, alligators, snapping turtles, birds and other wildlife that may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the District Lakes, except as authorized by the Florida Fish and Wildlife Conservation Commission pursuant to Florida Statutes Chapter 379; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

PLAYGROUND AND TOT LOT POLICIES

The following Playground and Tot Lot Policies are intended to foster safe, inclusive recreation for all residents and guests. These policies are designed to ensure the safety of users by aligning with manufacturer equipment specifications and maintaining compliance with the Fair Housing Act.

- (1) **General Access.** The playground is open to all residents and their guests, regardless of age. All children under the age of 12 must be supervised by a parent, guardian, or responsible adult while using the playground.
- (2) **Age-Appropriate Equipment Use.** To promote safety and align with equipment manufacturer recommendations:

(a) Tot Lot equipment is designed for children ages 2-5.

(b) Standard playground equipment is designed for children ages 5-12.

Children may access the equipment that is designed for their developmental stage. These guidelines are for safety and injury prevention, not to restrict access based on age.

- (3) **Safety and Conduct.** Users must use equipment as intended by the manufacturer (e.g., no climbing on structures not designated for climbing). Rough play, misuse of equipment, or disruptive behavior is prohibited. Bicycles, scooters, and similar equipment are not allowed within the play surface area to protect safety surfacing and equipment.
- (4) **Non-Discrimination Commitment.** This community follows all applicable federal laws, including the Fair Housing Act, and does not restrict access to the playground based on age, familial status, or any other protected class. Age guidelines are recommendations for safety, not a basis for exclusion.

- (5) **Liability and Maintenance.** Use of the playground is at one's own risk, subject to the limitations of Florida Statute § 768.28 regarding sovereign immunity of special districts. Residents are encouraged to report any safety hazards or equipment damage to the management immediately.

PICKLEBALL COURT POLICIES

The following policies apply to the pickleball courts:

- (1) **Play At Your Own Risk.** The pickleball court is not supervised during operating hours.
- (2) **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, Pickleball court use should be limited to 1 hour.
- (3) **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the pickleball courts.
- (4) **Use.** Pickleball courts are for pickleball only.
- (5) **Pets.** Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the pickleball courts at any time.
- (6) **Food and Drinks.** Food and gum are not permitted on the playing surface. Drinks must be in a non-breakable spill-proof container.
- (7) **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the pickleball courts.
- (8) **Operating Hours.** The pickleball courts are open from dawn to 9:00 p.m., or as otherwise posted by the Amenities Manager. No one is permitted on the pickleball courts at any other time unless a specific event is pre-approved and scheduled.
- (9) **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skateboards, electric bikes, electric scooters or similar uses are permitted on the pickleball courts.
- (10) **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
- (11) **Pickleball Instruction.** Except as expressly authorized by the District, pickleball instruction for fees, or solicitation of pickleball instruction for fees, is prohibited.
- (12) **Noise.** The volume of live or recorded music must not violate applicable Flagler County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.

WALKING TRAIL POLICIES

- (1) **Hours of Operation.** Unless otherwise posted, trails may be used from sunrise to sunset.
- (2) **Use.** The trail is designed for jogging, running or walking.
- (3) **Prohibited.** No motorized or non-motorized forms of transportation can be used on the trails, including but not limited to bicycles, skateboards, roller blades, etc.
- (4) **Approved Programs.** All events, races, and competitions must be facilitated by the District.

(5) Exercise Caution. Nearby lakes & ponds adjacent to the jogging trail present dangers from steeply sloped pond banks and sides. Beware of wildlife, including snakes, alligators, snapping turtles, birds and other wildlife that may pose a threat to your safety and are commonly found in or near ponds.

RENTAL POLICIES

Patrons are permitted to rent certain Amenity Facilities within the District at the discretion of District Staff. Any Patron renting the facility must complete the rental application contained in **Exhibit D** and pay any rental fees required under such application. Patrons may also be required to provide additional documentation, including but not limited to proof of insurance and vendor licenses, if outside vendors will be used on District property.

Patrons and Guests must follow all of the District's Amenity Policies while renting any portion of the Amenities. The District reserves the right to decline any requested rental and may cancel existing reservations if it is necessary for the health, safety, and welfare of Patrons and Guests.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2025) as may be amended from time to time
Effective Date: [DATE]

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [DATE] at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Colbert Landings Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. General Rule. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. Key Fob. Key Fobs are the property of the District. The District may request surrender of, or may deactivate, a Key Fob for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. Suspension and Termination of Rights. The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed on District property, as evidenced by arrest, conviction, or other credible evidence, will result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the

letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Key Fobs associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination

should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), acknowledges and agrees that they shall do so at their own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including reasonable attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, except where prohibited by law.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limited waiver of liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120, *Florida Statutes*. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

EXHIBITS

Exhibit A - Amenity Rates

Exhibit B - Amenities Access Registration Form

Exhibit C - Assignment of Amenity Rights and Privileges

Exhibit D - Amenity Facility Rental Agreement

EXHIBIT A - AMENITY RATES

TYPE	RATE
Annual User Fee	\$2,000.00 - \$4,000.00
Replacement Key Fob	\$25.00 - \$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Fee	Up to \$500.00
Rental of Catering Kitchen with Event	Refundable Security Deposit: \$500 Rental/Reservation Fee: \$250

EXHIBIT B - AMENITIES ACCESS REGISTRATION FORM

Colbert Landings Community Development District

KEY FOB FOR ACCESS TO THE POOL AREA

DEAR RESIDENTS:

This form is to obtain or activate a pool key fob. Management asks that you please submit the bottom half of this letter with your current information. You are welcome to scan and email this form to:

colbertlandings@folioam.com

This form must be received by management, to activate your pool key fob and to ensure, a proper transition along with a copy of the Warranty Deed, or if you are a non-owner/tenant a copy of your lease must accompany this form.

Colbert Landings Community Development District

Please return to: Folio Association Management

C/o Colbert Landings

4301 Vineland Rd. Ste. E-1

Orlando, FL 32811

Name(s): _____

Address: _____

Primary Phone: _____ Primary Email: _____

Owner ____ or Tenant ____ (Please check one.)

If you have an existing Key Fob, please provide the below information. The Key Fob Pin number can be found printed on the Key Fob itself. You should have received 2 Key Fobs at closing, inside your closing package.

Existing Key Fob Pin# 1: _____

Existing Key Fob Pin# :2 _____

How many additional Key Fobs are you requesting? _____

Additional Key Fobs are \$25.00 each and checks can be made out to Colbert Landings Community Development District. Checks along with this form can be sent to:

**Colbert Landings Community Development District, Folio Association Management, c/o
Colbert Landings, 4301 Vineland Rd. Ste. E-1, Orlando, FL 32811**

*****Below this line is for office use only*****.

New Key Fob Pin# 1: _____

New Key Fob Pin# 2: _____

New Key Fob Pin# 3: _____

EXHIBIT C - ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES**

Instructions: All capitalized terms are as defined in the District's Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document, duly notarized and recorded, granting specific authority to sign the owners' names for this purpose. Upon acceptance of this properly completed document, any Key Fobs previously issued to the Household will be deactivated and listed Renters become eligible to apply for Key Fobs for the designated lease period. A non-refundable fee of \$25.00 per Key Fob issued is payable by cash or check at the time a card is issued. Lost or damaged Key Fobs must be reported immediately to the District.

Agreement made this date _____ between the owners of the property located at:

_____, ("Property")
(Property address)

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date)_____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Key Fobs will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Key Fobs from the District and that Renters have received or have reviewed a copy of the current Amenity Policies and agree to comply with such policies as may be amended from time to time, with notice of such amendments being posted at the District office and on the District's website.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Colbert Landings Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy; their Key Fobs will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Key Fobs will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Residents acknowledge that this document is subject to public review under Chapter 119, Florida's Public Records Laws.

ALL OWNERS MUST SIGN BELOW

_____ Owner Signature (required)	_____ Witness Signature (required)
_____ Owner Printed Name (required)	_____ Witness Printed Name (required)
_____ Co-Owner (if any) Signature (required)	_____ Witness Signature (required)
_____ Co-Owner (if any) Printed Name (required)	_____ Witness Printed Name (required)

**COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT
RENTAL APPLICATION AND AGREEMENT**

Name of Applicant: _____ Today's Date: _____

_____ Street Address: _____

_____ Contact: Phone: _____

_____ Email: _____

_____ Rental Area: The rental area
is limited to: _____ ("Rental Area"), subject to the terms and conditions
set forth in this Agreement and the District's Amenity Policies.
Duration: ☐ Two Hours ☐ Three Hours ☐ Four Hours
Intended Use: _____

_____ Date of Event: _____ Time: _____
_____ to _____ Estimated Attendance: _____
_____ Event Host (if different from above): _____
_____ Phone _____ /Email: _____

Indemnification:

I agree to indemnify, defend and hold harmless the Colbert Landings Community Development District ("District") and its affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials and contractors (collectively, the "Indemnitees") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities, including without limitation any claims arising out of or in connection with the consumption or provision of alcohol, if applicable. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District's Amenity Policies (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities, and that I am responsible for supervising any minor children and Guests and am further responsible for their acts and omissions. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other law.

Signature of Applicant

Date

Acknowledgements (please initial by each):

1. _____ The reservation is not confirmed until both the completed Amenity Rental Agreement and the Fee (as defined herein) have been received by District Staff and District Staff provides written approval that the reservation is approved.
2. _____ The reservation is limited to the Amenities for the intended use stated above. The District does not warrant or represent that the Amenities are safe and suitable for the intended use. The Applicant expressly acknowledges for itself and for all persons who will be utilizing the premises and Amenities in connection with the Applicant's purposes that the District is providing the premises and Amenities on an "as is" basis.
3. _____ The Applicant is fully aware of risks and hazards connected with being on the premises and participating in the rental of the Amenities, and fully aware that there may be risks and hazards unknown to the Applicant connected with being on the premises and participating in the rental of the Amenities, and hereby elects to voluntarily rent the Amenities, to enter upon the above named premises and engage in activities knowing that conditions may be hazardous, or may become hazardous or dangerous to the Applicant and his/her property. The Applicant voluntarily assumes full responsibility for any risks of loss, property damage, or personal injury (including death) which may be sustained by the Applicant, or any loss or damage to property owned by the Applicant, as a result of being a renter of the Amenities, whether caused by contributory negligence of the District or otherwise.
4. _____ The District does not provide any protection or supervision for the personal safety or security of any Patrons, invitees or Guests (as defined in the District's Amenity Rules) of any District property or Amenities and does not

guarantee or warranty personal safety of the same. All Patrons, Guests, and invitees use such District facilities and Amenities at their own risk. All Patrons, Guests, and invitees are hereby notified and understand and agree that from time-to-time wildlife, including but not limited to: alligators, snakes, ants, bees, wasps, and other stinging insects (collectively "Wildlife") may inhabit or enter the District facilities and Amenities and may pose a threat to persons, pets, and/or property.

5. ____ As a condition of their use of the Amenities, all Patrons, Guests, and invitees are hereby notified, and understand and agree, that the District is under no duty to protect against and do not in any manner warrant or insure against, any death, injury or damage caused any other condition in or upon the District facilities or Amenities. All Patrons, Guests, and invitees entering or using any District facilities and Amenities do so at their own risk.
6. ____ The rental duration includes set-up and post-event clean up and applies to all Guests in attendance. The standard Guest policy outlined in the District's Amenity Rules applies outside the scheduled rental time and to all other District Amenities during the rental time. For the time of the scheduled use (reservation) the renter has the exclusive use of the rented Amenities only.

7. ____ The interior and exterior of the Amenities are under closed circuit television surveillance. By entering the premises, all Patrons, Guests, and invitees consent to such surveillance in accordance with Florida Statutes § 934.03.
8. ____ Rental Fee: A non-refundable rental fee of \$250.00 with a \$500 refundable deposit will be charged for rental of the Amenities ("Rental Fee"). A check shall be made out to the "Colbert Landings Community Development District" and submitted to District staff at least fourteen (14) days in advance of the reservation date or the date will be released. Cancellations made less than fifteen (15) days prior to the reservation date will forfeit the Rental Fee.
9. ____ Bounce houses and similar apparatus are prohibited.
10. ____ Additional fees may be assessed if the clean-up is incomplete, the event is not limited to the reservation time frame, or if there is damage to the Amenities.
11. ____ The Applicant has reviewed, fully understand, and agree to abide by, the District's Policies.
12. ____ The Applicant understands that at the conclusion of my rental period, he/she is responsible for the following clean-up tasks:
- a. Remove all garbage, place in dumpster, and replace garbage liners;
 - b. Remove all decorations, event displays, and materials;
 - c. Return all furniture and other items to their original position;
 - d. Wipe off tabletops; and
 - e. Otherwise clean the rented Amenities and restore them to the pre-rented condition, and to the satisfaction of the District Staff.
13. ____ The following items are not permitted within the Amenities:
- a. Glitter, confetti, or silly string;
 - b. Tacks, adhesive putty, scotch tape or any other wall damaging material;
 - c. Lit decorative candles (excluding cake candles).
14. ____ The Applicant agrees to complete any additional documentation required by the District in conjunction with bringing in any outside vendors for the event (e.g. food trucks).
15. ____ The District reserves the right to cancel the rental if it is necessary to protect the health, safety, and welfare of Patrons, Guests, and invitees (e.g. severe weather, health pandemics).
16. ____ The Applicant agrees to provide any necessary Certificate of Insurance required by the District from the Applicant or associated outside vendor. The type of insurance and coverage requirements shall be determined by District Staff after reviewing the rental application.

Alcohol:

Will alcohol be served/consumed? Check one: ☐ Yes, served; ☐ Yes, BYOB; ☐ No

If you answered "yes" for either served or BYOB alcohol above, please initial below:

1. _____ The Applicant understands that alcohol may only be served by a licensed and insured vendor of alcoholic beverages who has provided proof of licensure and insurance to the District Manager at least fourteen (14) days prior to the event. Personal service or sale of alcohol is strictly prohibited.
2. _____ The Applicant understands that he/she is solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and agrees to assume all liability for damages resulting from or arising in connection with the consumption of alcohol on the District's property. The Applicant understands that any violations of this agreement or the District's Amenity Rules may result in the forfeiture of any deposit, immediate termination of the event, and/or additional legal action.
3. _____ The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately, and the District also reserves the right to call law enforcement to enforce the same.
4. _____ If event liability insurance coverage is required, the Colbert Landings Community Development District must be named as an additional insured on the policy as follows: "Colbert Landings Community Development District and its supervisors, District Manager, agents, officers, staff, and contractors, all as additional insureds with respect to the event described herein."
5. _____ I have reviewed and agree to comply with the insurance requirements below:

	BYOB	Served/Sold
Permitted	Yes	Yes, but only if a licensed bartender/caterer is hired.
Insurance	None required if resident only and with up to four authorized guests. Otherwise, a Homeowner's Insurance Rider/Endorsement providing special event coverage.	Event liability insurance: • \$250,000 Property Damage; • \$1,000,000 Personal Injury, • Alcohol Rider • District named as additional insured

District Use Only:

Fee Amount: \$ _____ Check #: _____ Date: _____

Facility Attendant Amount: \$ _____ Check #: _____ Date: _____

Insurance Certificate Provided: Yes ____ / N/A ____

Proof of Licensed and Insured Alcohol Vendor Provided: Yes ____ / N/A ____

Additional Completed License Agreement for Outside Vendor: Yes ____ / N/A ____

District Manager Initials: _____

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

7A



SWIMMING POOL SERVICE AGREEMENT FOR COLBERT LANDING

JULY 28, 2025



Make your swimming pool smile.



OUR COMPANY MODEL - Price, Service, Quality pick two

1. Service Technicians are employees paid by the hour not freelancers paid by the pool.
2. Company supplied lettered trucks and uniforms, not personal trucks supplied by individuals.
3. Repairs completed by in-house trained and experienced Repair Technicians.
4. Our warehouse is well equipped with common chemicals and parts needed to service customers in a timely manner.
5. Operations and jobs overseen by owners, we do not use another contractor's license. .
6. Documented health of your pool (chemistry, hydrologics, maintenance) essential to protecting life of equipment, pool finish and passing State Health Inspections. See example below.

POOL SERVICE INCLUDES

Test & adjust chemicals: • Chlorine • pH • Alkalinity • Hardness • CYA (Stabilizer)	Clean tile each visit
Vacuum debris as required	Brush walls to drain as required
Backwash filters as required	Includes water chemistry management required by code.
Report needed changes and repairs	Complete Volusia County Health Department reports

Full Service

3 times weekly: Monday, Wednesday, Friday

\$1,600 monthly

*Invoice sent for upcoming month and due upon receipt.

If additional service days are required, such as during the summer season we provide for many customers, we can adjust. Every pool usage and conditions are different; additional charges will apply for phosphate, black algae and enzyme treatments.

Enzyme treatments are estimated at \$326 annually.

Phosphate treatments are estimated at \$246 annually.

REAL WORLD SCENARIOS

1. **Additional service days**, such as during the summer season we provide for many customers, we can adjust.
2. **Acts of God** including storms, hurricanes, tidal surges; conditions which require additional labor, time, or chemicals will be invoiced separately as "Excessive Cleanup" to keep your pool safe and reopened as soon as possible.
3. **Construction**, remodeling, concrete restoration projects resulting in additional time, labor and chemicals will be invoiced separately as "Excessive Cleanup" to keep your pool safe and open.
4. **Broken equipment** estimates will be provided in writing which per code must be approved in a timely manner based on the severity of the violation. Immediate closure conditions such as, chemical feeder or pump not working and broken main drain cover.
5. **Leaking pools**, if your pool is leaking, additional chemicals need to be added to ensure code is met. Additional charges for chemicals are required until the leak is fixed.

6. **Pool health**, every pool usage and conditions are different; additional charges will apply for phosphate, black algae and enzyme treatments. **We charge for phosphate and enzyme treatments for the health of your pool. We charge because we are actually treating and documenting.**
7. **Mistakes and expectations.** As a company run by humans, we make mistakes and sometimes don't meet expectations. We request one assigned point of contact (too many bosses can cause issues) and to be given appropriate time to remedy any issues. We also request 30 days professional courtesy if a change is desired.

We invest in training & chemicals to protect your investment in equipment and pool finish.

HAPPY COMMERCIAL CUSTOMERS – BELOW IS A SHORT LIST

We invest in training & chemicals to protect your investment in equipment and pool finish.



Servicing **commercial pools** in Southeast Volusia County since the early 80's, we stock the supplies and typical emergency equipment to meet our customers' needs. As a licensed servicing contractor, we are the one phone call our customers need for pump, lights, filter, ladder repair, ORP installation, service and more.

We specialize in commercial pool service, repair and renovations. Below is a short list of our customers:

Daytona Beach RV Park - see Review	Acid wash, Service, Repairs,
The Spa at Venetian Bay - see Review	Acid wash, Service, Repairs,
Win-San Condo - see Review	Renovation, Repairs

Oceans West Condo - see Review	Service, Repairs
Shorehom by the Sea - see Review	Service, Repairs, Renovation
Sand Dollar Condo Daytona Beach Shores - see Review	Service, Repairs
Sea Coast Gardens II & III - see Review	Service, Repairs
Colony Beach Club - see Review	Service, Repairs
Pine Valley (Sugar Mill)	Service, Repairs, Renovation
Best Western NSB - see Review	Service, Repairs, Renovation
Seascape Towers - see Review	Service, Repairs, Renovation of pool/spa and deck.
Islander Resort - see Review	Renovation, lighting, chemical feeders.
Hampton Inn	Service, acid wash, equipment repair, nitrate treatment.
Springhill Suites	Service, equipment repairs.
St Andrews Homeowners Association (Sugar Mill)	Service, Repairs, Salt System installed.
Dune Point 423 S. Atlantic	10+ years, renovation including paver deck, filters and pump replaced.
Pine Island Homeowners Association	Made recommendations and repairs to meet health department requirements. Installed LED lights. Renovated pool, service weekly.
Atlantic Plaza	35+ years, renovation, pump and filters replaced.
Watermark	Service and repairs.
Venetian Bay - Villas of Venetian Bay	Service, renovation, filter repair, pump install.
Windview Townhomes - see Review	Renovation, repairs and equipment install.
The Spa at Riverview - see Review	Renovation, repairs, service
Horizons Condo - see Review	Service, Repairs
Fantasy Island Resort - see Review	Service, Repairs

See what our customers have to say on our reviews

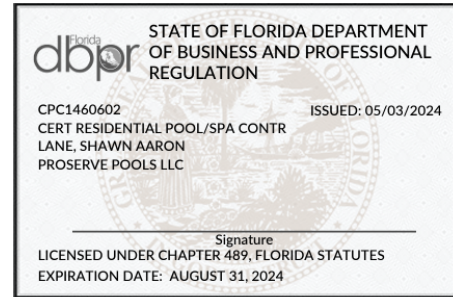
[Start With Trust...Check us out at](#)



[Read our Reviews at](#)



CREDENTIALS



Service – Repair - Renovations

Founded in New Smyrna Beach in 1981 and servicing pools for over 35 years, we are here when you need us. Obtaining the State of Florida Certified Pool Service Contractor certification in 1985, we have seen many changes in the industry and strive to bring those advancements to our customers.

We are state licensed, insured, locally owned operated with uniformed **Service Techs** with lettered **Service Vehicles**. **Our Service Techs are employees, not contractors**. Our State certified license is CPC035676 and CPC 1460602

VERY SIMPLE TERMS OF THIS AGREEMENT

1. Customer and ProServe Pools agree in good faith to provide any issues in writing to give the other party a reasonable time to address. If after good faith efforts are made to resolve it is thought best to end this agreement both parties agree to give 30 days notice. No matter who requests to end the agreement ProServe will offer full professional courtesy to the new service provider by meeting in person and sharing all knowledge of the customer's pool. Our intent is to make any change simple for the customer.
2. Customer agrees to pay for the coming month's service via ACH. We work really hard to supply the chemicals required to keep your pool safe, pay our people, put gas in the trucks, pay insurance and all the other expenses. In order to do stay in business we must be paid on time by our customers.
3. ProServe will provide written estimates for approval and the customer agrees to pay via ACH 50% deposit and the balance due immediately upon completion of work. We have a moral responsibility to ensure the pools under our care meet code and are safe. The CPC (Certified Pool Contractors) license we have is one part of our dedication.

We Look Forward to Making Your Pool Smile :)



COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

7B



ProServe Pools

Folio Association Management
Folio Association Management
4301 Vineland Rd
Orlando, FL 32811

(407) 214-8806
servin@folioam.com

ESTIMATE	#11030
ESTIMATE DATE	Jul 28, 2025
TOTAL	\$1,600.00

SERVICE ADDRESS

Colbert Landing
5 Armoyan Dr
Palm Coast, FL 32137

CONTACT US

PO BOX 475
New Smyrna Beach, FL 32170

(386) 427-6753
info@proservepools.com

Service completed by: Shawn Lane

ESTIMATE

Services	qty
Commercial Service w/ Chlorine & pH Management	1.0
Pool cleaning service with Code Required chlorine and pH management chemicals included.	
Every pool usage and conditions are different; additional charges will apply for phosphate, black algae and enzyme treatments.	
Please read Service Plan for detailed information of services.	

Subtotal	\$1,600.00
Tax (FL-Volusia 6.5%)	\$0.00
Total	\$1,600.00

NOTE: Estimate total provided is on a best endeavor basis only and are not guaranteed. Material costs can change “daily”.
Estimates that exceed \$1,000 require a 50% deposit.
Invoices that exceed \$1,000 and paid with credit card will include the credit card company's 3.4% fee.
All trash and old parts from your job will be placed on your property, by the road, for your scheduled trash pick-up.

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

8



J&G COMMERCIAL CLEANING SERVICES LLC

PROJECT SCOPE

July 31, 2025

INTRODUCTION

Hello,

We happily introduce ourselves as Jason and Gretchen Sandoval. We are currently the proud owners of J&G Commercial Cleaning Services LLC. We started this company in August of 2017, however, we have 8+ years of experience in residential cleaning as well as commercial cleaning, vacation rental cleaning and new home construction cleaning. We are highly skilled and experienced in all facets of the cleaning industry. We are very detail oriented on every job and try to go above and beyond customer expectations. We pride ourselves, as well as our brand and company name, on loyalty, hard work, effort, and honesty.

We truly look forward to working with you in the near future!

Sincerely,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



J&G COMMERCIAL CLEANING SERVICES LLC

OVERVIEW

1. Project Background and Description

To conduct a cleaning at the pool area and bathrooms three times per week.

2. Project Scope

Bathrooms:

- Baseboards and vents dusted
- Front of cabinets cleaned and sanitized
- Spot clean doors and door frames
- Toilets and sinks disinfected and cleaned
- Clean all mirrors
- Take out trash
- Sweep and mop floors
- Restock all trash bags, toilet paper, paper towels and hand soap.

Pool Area:

- Blow off pavilion, breezeway and pool deck areas
- Take out trash
- Clean all tables and chairs
- Remove all cob webs from ceilings, walls and doors

Kitchen Area:



- Clean kitchen area when needed

3. High-Level Requirements

If approved for this bid the following is required:

- Electricity and hot water.

4. High-Level Timeline/Schedule

Each cleaning will take approximately 1 hour.

Total Cost Per Clean - \$75.00 - \$225.00 per week

This is a month to month contract. 30 days notice of termination of services is required from either party.

Restock items will be provided by J&G Commercial Cleaning Services LLC.

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above and authorize the team to proceed.



Name	Title	Date
Jason Sandoval	Officer	7/31/2025
Gretchen Sandoval	Officer	7/31/2025

Jason
Sandoval
Approved By _____
Date 7/31/2025

Gretchen
Sandoval
Approved By _____
Date 7/31/2025

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

9

**Colbert Landings Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of **three** board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Colbert Landings Community Development District

District Manager: _____

Date: _____

Print Name: Kristen Suit

Colbert Landings Community Development District

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 8,500	\$ -	\$ -	\$ 8,500
Investments				
Revenue	-	25,780	-	25,780
Reserve - 2023A1	-	81,957	-	81,957
Reserve - 2023A2	-	72,079	-	72,079
Prepayment - 2023A3	-	78,513	-	78,513
Capitalized interest - 2023A1	-	14	-	14
Capitalized interest - 2023A2	-	13	-	13
Construction - 2023A1	-	-	4,380	4,380
Construction - 2023A2	-	-	4,070	4,070
Undeposited funds	12,921	-	-	12,921
Due from Landowner	38,826	-	-	38,826
Total assets	<u>\$ 60,247</u>	<u>\$258,356</u>	<u>\$ 8,450</u>	<u>\$ 327,053</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 42,772	\$ -	\$ -	\$ 42,772
Contracts payable	-	-	12,247	12,247
Landowner advance	6,000	-	-	6,000
Due to other	3,627	-	-	3,627
Total liabilities	<u>52,399</u>	<u>-</u>	<u>12,247</u>	<u>64,646</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	38,826	-	-	38,826
Total deferred inflows of resources	<u>38,826</u>	<u>-</u>	<u>-</u>	<u>38,826</u>
Fund balances:				
Restricted for:				
Debt service	-	258,356	-	258,356
Capital projects	-	-	(3,797)	(3,797)
Unassigned	(30,978)	-	-	(30,978)
Total fund balances	<u>(30,978)</u>	<u>258,356</u>	<u>(3,797)</u>	<u>223,581</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 60,247</u>	<u>\$258,356</u>	<u>\$ 8,450</u>	<u>\$ 327,053</u>

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 58,054	\$ 118,685	\$ 687,420	17%
Total revenues	<u>58,054</u>	<u>118,685</u>	<u>687,420</u>	17%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	1,288	0%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	3,274	8,191	15,000	55%
Engineering	-	-	2,000	0%
Audit	-	-	6,700	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	8,492	4,500	189%
Telephone	17	150	200	75%
Postage	-	116	500	23%
Printing & binding	42	375	500	75%
Legal advertising	-	202	1,500	13%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	80	788	750	105%
Meeting room rental	-	381	-	N/A
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Tax collector	-	123	-	N/A
Total professional & administrative	<u>7,580</u>	<u>62,608</u>	<u>90,528</u>	69%

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Field operations accounting	-	-	2,400	0%
Landscape maintenance	8,069	30,323	250,000	12%
Landscape replacement	-	-	5,000	0%
Irrigation repairs	-	-	3,500	0%
Pond maintenance	2,000	4,000	20,000	20%
Wetland monitoring	-	-	10,000	0%
Nuisance exotic plant removal	-	-	2,500	0%
Walking trails	-	-	2,500	0%
Dog stations	-	-	3,000	0%
Lift station	-	-	10,000	0%
Pressuer washing	-	-	7,500	0%
Misc. repairs & replacements	-	11,901	10,000	119%
Holiday lights	-	-	5,000	0%
Amenities				
Operatoins management	1,122	10,098	40,392	25%
Pool maintenance	-	-	12,000	0%
Repairs & maintenance	-	-	3,500	0%
Court maintenance	-	-	1,500	0%
Tot lot maintenance	-	-	1,500	0%
Janitorial	-	-	9,600	0%
Access control/monitoring	-	-	14,500	0%
Potable water	-	-	1,500	0%
Electricity - amenity	-	-	5,000	0%
Internet	100	435	2,000	22%
Insurance - property	-	1,262	25,000	5%
Utilities				
Electricity - common	176	435	12,000	4%
Water - reclaimed	-	-	75,000	0%
Streetlights	4,998	19,993	62,000	32%
Total field operations	16,465	78,447	596,892	13%
Total expenditures	24,045	141,055	687,420	21%
Excess/(deficiency) of revenues over/(under) expenditures	34,009	(22,370)	-	
Fund balances - beginning	(64,987)	(8,608)	-	
Fund balances - ending	<u>\$ (30,978)</u>	<u>\$ (30,978)</u>		

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-1 & 2023A-2
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll - Series 2023-1	\$ -	\$ 91,756	\$ 152,926	60%
Assessment levy: off-roll - Series 2023-2	-	85,639	142,732	60%
Assessment prepayments	37,365	121,991	-	N/A
Interest	687	7,295	-	N/A
Total revenues	<u>38,052</u>	<u>306,681</u>	<u>295,658</u>	104%
EXPENDITURES				
Debt service				
Principal - Series 2023-1	-	25,000	25,000	100%
Principal - Series 2023-2	-	25,000	25,000	100%
Prepayment	-	35,000	-	N/A
Cost of issuance	3,627	3,627	-	N/A
Interest - Series 2023-1	-	124,750	124,750	100%
Interest - Series 2023-2	-	115,970	115,970	100%
Total debt service	<u>3,627</u>	<u>329,347</u>	<u>290,720</u>	113%
Other fees & charges				
Tax collector	-	-	2,855	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>2,855</u>	0%
Total expenditures	<u>3,627</u>	<u>329,347</u>	<u>293,575</u>	112%
Excess/(deficiency) of revenues over/(under) expenditures	34,425	(22,666)	2,083	
Fund balances - beginning	<u>223,931</u>	<u>281,022</u>	<u>273,582</u>	
Fund balances - ending	<u>\$ 258,356</u>	<u>\$ 258,356</u>	<u>\$ 275,665</u>	

**COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023-1 & 2023-2
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 28	\$ 35,190
Total revenues	<u>28</u>	<u>35,190</u>
EXPENDITURES		
Construction costs	-	3,504,309
Total expenditures	<u>-</u>	<u>3,504,309</u>
Excess/(deficiency) of revenues over/(under) expenditures	28	(3,469,119)
Fund balances - beginning	(3,825)	3,465,322
Fund balances - ending	<u>\$ (3,797)</u>	<u>\$ (3,797)</u>

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Colbert Landings Community Development District held a Regular Meeting on June 5, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present:

Martha Schiffer	Chair
Michael Owens	Vice Chair
Megan Germino	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC
Chris Loy (via telephone)	District Counsel
Matt Lahti (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:33 p.m.

Supervisors Schiffer, Owens and Germino were present. Supervisors Bock and Camacho were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-05, Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2025-05. He stated that, since the proposed Fiscal Year 2026 budget was approved, it was discovered that some additional streetlighting expenditures

were not captured in the budget. "Streetlights" on Page 2 was changed from \$62,000 to \$105,000. As a result, total assessments, shown on Page 10, will increase approximately \$90 for the 50' lots and approximately \$108 for the 60' lots. Assessment Area Two total assessments, shown on Page 10, will increase approximately \$91 for the 50' lots, approximately \$381 for the 60' lots with Easement, and \$109 for the 60' lots. In addition, the CDD will collect both on-roll and off-roll assessments in Fiscal Year 2026. Off-roll O&M assessments of \$203 will be invoiced directly and paid in three installments, for the Professional & Administrative portion of the budget only. Any appropriate Field Operations expenditures will be funded via Funding Requests.

Ms. Schiffer hopes that Florida Power & Light (FPL) will accept that the CDD does not need 68 light poles in Phase 2, which would reduce assessments. Mr. Rom stated that, if appropriate, the expenditure can be reduced at the August meeting.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-05, Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on August 7, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Center Acquisition

Mr. Loy presented the following:

- A. Affidavit Regarding Costs Paid**
- B. Meritage Homes of Florida, Inc., Bill of Sale and Limited Assignment**
- C. Gulfstream Design Group, LLC**
 - I. District Engineer's Certificate**
 - II. Warranty, Assignment of Rights and Release of Restrictions**
- D. K&G Construction Co., Inc., Contractor's Warranty, Assignment of Rights and Affidavit of No Lien**
- E. Keesee and Associates, Inc., Warranty, Assignment of Rights and Release of Restrictions**

F. Pools by John Clarkson, Inc., Pool Contractor's Warranty, Assignment of Rights and Affidavit of No Lien

G. RVI Planning + Landscape Architecture, Inc. d/b/a RVE, Inc., Warranty, Assignment of Rights and Release of Restrictions

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Affidavit Regarding Costs Paid; the Meritage Homes of Florida, Inc., Bill of Sale and Limited Assignment; the Gulfstream Design Group, LLC Design Engineer's Certificate and Warranty, Assignment of Rights and Release of Restrictions; the K&G Construction Co., Inc., Contractor's Warranty, Assignment of Rights and Affidavit of No Lien; the Keesee and Associates, Inc., Warranty, Assignment of Rights and Release of Restrictions; the Pools by John Clarkson, Inc., Pool Contractor's Warranty, Assignment of Rights and Affidavit of No Lien; and the RVI Planning + Landscape Architecture, Inc. d/b/a RVE, Inc., Warranty, Assignment of Rights and Release of Restrictions, all in substantial form, were approved.

Mr. Lahti stated Staff is working to ensure that all details related to the Amenity Center and the rest of the site are addressed.

Mr. Lahti left the meeting.

FIFTH ORDER OF BUSINESS

Discussion/ Consideration of Amenity Policies and Rates

Mr. Rom presented the Amenity Policies and Rates, which were reviewed in detail by Mr. Loy, Ms. Kilinski and Ms. Schiffer. At the last meeting, the Board discussed Lakes and Ponds Policies, including prohibitions against fishing and pet use, as the lakes and ponds are solely intended for stormwater management infrastructure. Suspension procedures can be initiated at the discretion of the Amenity Manager. Temporary suspensions can go into effect immediately, after which matters would be referred to the Board and a suspension hearing would be scheduled to allow the person to address the Board and for the Board to consider further actions.

Mr. Loy stated that the Board can adopt certain policies on an interim basis, including those policies that govern how residents conduct themselves at an amenity.

The consensus was to schedule the Public Hearing at the earliest opportunity in order to accommodate key fob access and rentals as soon as possible.

113

114 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-06, to Designate the Date, Time and Place for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District, and Providing an Effective Date

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122 • **Notices of Rulemaking and Rule Development**

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Mr. Rom presented Resolution 2025-06.

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On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-06, to Designate the Date, Time and Place of July 23, 2025 at 12:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules, Rates, Fees and Charges of the District, and Providing an Effective Date, was adopted.

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On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, adopting the Interim Rules, as presented, was approved.

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137 **SEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of April 30, 2025

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On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

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144 **EIGHTH ORDER OF BUSINESS**

Approval of May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes

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Mr. Rom presented the May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes. He recalled that the Board awarded the Annual Audit Services contract to DiBartolomeo, McBee, Hartley & Barnes, P.A., subject to their fee with bond issuance being comparable to the other respondents, and it was confirmed that their fee was favorable.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the May 1, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski|Van Wyk, PLLC

B. District Engineer: Gulfstream Design Group, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- UPCOMING MEETINGS**

- **August 7, 2025 at 12:30 PM [Public Hearing and Regular Meeting]
(Adoption of FY 2026 Budget)**

- **September 4, 2025 at 12:30 PM**

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:01 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

184

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186

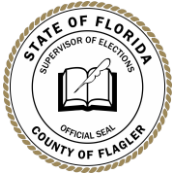
187

188 _____
Secretary/Assistant Secretary

Chair/Vice Chair

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.gov

April 15, 2025

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: CDD Registered Voters

Dear Daphne Gillyard:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development Districts as of April 15, 2025, are:

Colbert Landings Community Development District: **23**
Palm Coast 145 Community Development District: **0**
Hunter's Ridge No 1 Community Development District: **462**
Ormond Station Community Development District: **57**

Please contact this office if you have any questions or require further assistance.

Thank you,

Kaiti Lenhart
Supervisor of Elections

COLBERT LANDINGS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Flagler County Government Services Building</i> <i>1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110</i> ¹ TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 CANCELED	Regular Meeting	12:30 PM
November 7, 2024 ¹ CANCELED	Regular Meeting	12:30 PM
December 5, 2024 ¹ CANCELED	Regular Meeting	12:30 PM
January 2, 2025 CANCELED	Regular Meeting	12:30 PM
February 6, 2025 CANCELED	Regular Meeting	12:30 PM
March 6, 2025 CANCELED	Regular Meeting	12:30 PM
April 3, 2025 CANCELED	Regular Meeting	12:30 PM
May 1, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	12:30 PM
June 5, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	12:30 PM
August 7, 2025	Public Hearings and Regular Meeting <i>Adoption of FY2026 Budget</i>	12:30 PM
September 4, 2025	Regular Meeting	12:30 PM