COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
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COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 03/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2025
REVENUES					
Landowner contribution	610,282	15,526	61,536	77,062	$ 687,420
Total revenues	610,282	15,526	61,536	77,062	687,420
EXPENDITURES					
Professional & administrative					
Supervisors	-	1,076	966	2,042	1,288
Management/accounting/recording	48,000	22,000	24,000	46,000	48,000
Legal	25,000	7,206	5,000	12,206	15,000
Engineering	2,000	-	1,000	1,000	2,000
Audit	5,500	-	5,500	5,500	6,700
Arbitrage rebate calculation	500	-	500	500	1,000
Dissemination agent	1,000	833	167	1,000	2,000
Trustee	5,500	-	-	-	4,500
Telephone	200	100	100	200	200
Postage	500	109	391	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	349	375	724	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	750	211	539	750	750
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	97,790	38,989	38,998	77,987	90,528

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 03/31/2024	Projected through 9/30/2024	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2025
Field operations					
Field operations accounting	-	-	-	-	2,400
Landscape maintenance	180,000	-	-	-	250,000
Landscape replacement	5,000	-	-	-	5,000
Irrigation repairs	3,500	-	-	-	3,500
Pond maintenance	20,000	-	-	-	20,000
Wetland monitoring	10,000	-	-	-	10,000
Nuisance exotic plant removal	2,500	-	-	-	2,500
Walking trails	2,500	-	-	-	2,500
Dog stations	3,000	-	-	-	3,000
Lift station	10,000	-	-	-	10,000
Pressure washing	7,500	-	-	-	7,500
Misc. repairs & replacements	10,000	-	-	-	10,000
Holiday lights	5,000	-	-	-	5,000
Amenities					
Operations Management	40,392	-	-	-	40,392
Pool maintenance	12,000	-	-	-	12,000
Repairs & maintenance	3,500	-	-	-	3,500
Court maintenance	1,500	-	-	-	1,500
Tot lot maintenance	1,500	-	-	-	1,500
Janitorial	9,600	-	-	-	9,600
Access control/monitoring	14,500	-	-	-	14,500
Potable water	1,500	-	-	-	1,500
Electricity - amenity	5,000	-	-	-	5,000
Internet	2,000	-	-	-	2,000
Insurance - property	25,000	-	-	-	25,000
Utilities					
Electricity - common	12,000	-	-	-	12,000
Water	75,000	-	-	-	75,000
Streetlights	50,000	-	-	-	62,000
Total field operations	512,492	-	-	-	596,892
Total expenditures	610,282	38,989	38,998	77,987	687,420
Excess/(deficiency) of revenues over/(under) expenditures	-	(23,463)	22,538	(925)	-
Fund balance - beginning (unaudited)	-	925	(22,538)	925	-
Fund balance - ending (projected)					
Unassigned	-	(22,538)	-	-	-
Fund balance - ending	$ -	$ (22,538)	$ -	$ -	$ -

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	6,700
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	
Trustee	4,500
Annual fee for the service provided by trustee, paying agent and registrar.	
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	5,500
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

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Field operations	
Field operations accounting	2,400
Landscape maintenance	250,000
Landscape replacement	5,000
Irrigation repairs	3,500
Pond maintenance	20,000
Wetland monitoring	10,000
Nuisance exotic plant removal	2,500
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	12,000
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
Internet	2,000
Insurance - property	25,000
Utilities	
Electricity - common	12,000
Water	75,000
Streetlights	62,000
Total expenditures	$ 687,420

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023-1 AND SERIES 2023-2
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
REVENUES					
Assessment levy: off-roll - Series 2023-1	$ -	$ -	$ -	$ -	$ 152,926
Assessment levy: off-roll - Series 2023-2	-	-	-	-	142,732
Interest	-	5,393	-	5,393	-
Total revenues	-	5,393	-	5,393	295,658
EXPENDITURES					
Debt service					
Principal - Series 2023-1	-	-	-	-	25,000
Principal - Series 2023-2	-	-	-	-	25,000
Interest - Series 2023-1	-	-	55,098	55,098	124,750
Interest - Series 2023-2	-	-	51,220	51,220	115,970
Tax collector	-	-	-	-	2,855
Underwriter's discount	-	79,500	-	79,500	-
Cost of issuance	-	185,080	9,750	194,830	-
Total expenditures	-	264,580	116,068	380,648	293,575
Excess/(deficiency) of revenues over/(under) expenditures	-	(259,187)	(116,068)	(375,255)	2,083
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	648,837	-	648,837	-
Transfers in	-	-	12,685	12,685	-
Total other financing sources/(uses)	-	648,837	12,685	661,522	-
Net increase/(decrease) in fund balance	-	389,650	(103,383)	286,267	2,083
Fund balance:					
Beginning fund balance (unaudited)	-	(12,685)	376,965	(12,685)	273,582
Ending fund balance (projected)	$ -	$ 376,965	$ 273,582	$ 273,582	275,665
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, 2025 - Series 2023-1					(61,731)
Interest expense - November 1, 2025 - Series 2023-2					(57,341)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 8,764

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			62,375.00	62,375.00	2,060,000.00
05/01/25	25,000.00	5.150%	62,375.00	87,375.00	2,035,000.00
11/01/25			61,731.25	61,731.25	2,035,000.00
05/01/26	30,000.00	5.150%	61,731.25	91,731.25	2,005,000.00
11/01/26			60,958.75	60,958.75	2,005,000.00
05/01/27	30,000.00	5.150%	60,958.75	90,958.75	1,975,000.00
11/01/27			60,186.25	60,186.25	1,975,000.00
05/01/28	30,000.00	5.150%	60,186.25	90,186.25	1,945,000.00
11/01/28			59,413.75	59,413.75	1,945,000.00
05/01/29	35,000.00	5.150%	59,413.75	94,413.75	1,910,000.00
11/01/29			58,512.50	58,512.50	1,910,000.00
05/01/30	35,000.00	5.350%	58,512.50	93,512.50	1,875,000.00
11/01/30			57,576.25	57,576.25	1,875,000.00
05/01/31	35,000.00	5.350%	57,576.25	92,576.25	1,840,000.00
11/01/31			56,640.00	56,640.00	1,840,000.00
05/01/32	40,000.00	5.350%	56,640.00	96,640.00	1,800,000.00
11/01/32			55,570.00	55,570.00	1,800,000.00
05/01/33	40,000.00	5.350%	55,570.00	95,570.00	1,760,000.00
11/01/33			54,500.00	54,500.00	1,760,000.00
05/01/34	40,000.00	5.350%	54,500.00	94,500.00	1,720,000.00
11/01/34			53,430.00	53,430.00	1,720,000.00
05/01/35	45,000.00	6.050%	53,430.00	98,430.00	1,675,000.00
11/01/35			52,068.75	52,068.75	1,675,000.00
05/01/36	50,000.00	6.050%	52,068.75	102,068.75	1,625,000.00
11/01/36			50,556.25	50,556.25	1,625,000.00
05/01/37	50,000.00	6.050%	50,556.25	100,556.25	1,575,000.00
11/01/37			49,043.75	49,043.75	1,575,000.00
05/01/38	55,000.00	6.050%	49,043.75	104,043.75	1,520,000.00
11/01/38			47,380.00	47,380.00	1,520,000.00
05/01/39	55,000.00	6.050%	47,380.00	102,380.00	1,465,000.00
11/01/39			45,716.25	45,716.25	1,465,000.00
05/01/40	60,000.00	6.050%	45,716.25	105,716.25	1,405,000.00
11/01/40			43,901.25	43,901.25	1,405,000.00
05/01/41	65,000.00	6.050%	43,901.25	108,901.25	1,340,000.00
11/01/41			41,935.00	41,935.00	1,340,000.00
05/01/42	70,000.00	6.050%	41,935.00	111,935.00	1,270,000.00
11/01/42			39,817.50	39,817.50	1,270,000.00
05/01/43	75,000.00	6.050%	39,817.50	114,817.50	1,195,000.00
11/01/43			37,548.75	37,548.75	1,195,000.00
05/01/44	75,000.00	6.050%	37,548.75	112,548.75	1,120,000.00
11/01/44			35,280.00	35,280.00	1,120,000.00
05/01/45	85,000.00	6.300%	35,280.00	120,280.00	1,035,000.00
11/01/45			32,602.50	32,602.50	1,035,000.00
05/01/46	90,000.00	6.300%	32,602.50	122,602.50	945,000.00
11/01/46			29,767.50	29,767.50	945,000.00
05/01/47	95,000.00	6.300%	29,767.50	124,767.50	850,000.00
11/01/47			26,775.00	26,775.00	850,000.00
05/01/48	100,000.00	6.300%	26,775.00	126,775.00	750,000.00

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-1 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			23,625.00	23,625.00	750,000.00
05/01/49	105,000.00	6.300%	23,625.00	128,625.00	645,000.00
11/01/49			20,317.50	20,317.50	645,000.00
05/01/50	115,000.00	6.300%	20,317.50	135,317.50	530,000.00
11/01/50			16,695.00	16,695.00	530,000.00
05/01/51	120,000.00	6.300%	16,695.00	136,695.00	410,000.00
11/01/51			12,915.00	12,915.00	410,000.00
05/01/52	130,000.00	6.300%	12,915.00	142,915.00	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	**2,060,000.00**		**2,520,452.50**	**4,580,452.50**	

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023-2 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			57,985.00	57,985.00	1,915,000.00
05/01/25	25,000.00	5.150%	57,985.00	82,985.00	1,890,000.00
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

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	**1,915,000.00**		**2,345,685.00**	**4,260,685.00**	

COLBERT LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

Landowner Contribution (GF) and Off-Roll Assessments (DSF)

Series 2023-1 (AA1)

Product/Parcel	Units	FY 2025 O&M Contribution per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Contribution and Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	93	$ 1,365.01	$ 1,362.98	$ 2,727.99	n/a
SF 60'	16	1,638.01	1,635.57	3,273.58	n/a
Total	**109**				

Series 2023-2 (AA2)

Product/Parcel	Units	FY 2025 O&M Contribution per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Contribution and Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	89	$ 1,365.01	$ 1,361.95	$ 2,726.96	n/a
SF 60' with Easement	11	1,638.01	1,361.95	2,999.96	n/a
SF 60'	4	1,638.01	1,634.34	3,272.35	n/a
Total	**104**				

Landowner Contribution (GF)

Product/Parcel	Units	FY 2025 O&M Contribution per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Contribution and Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	192	$ 1,365.01	$ -	$ 1,365.01	n/a
SF 60'	77	1,638.01	-	1,638.01	n/a
Total	**269**				